



41 Dellfield Close

Lincoln, LN6 0EQ

£170,000

A three bedroom semi-detached house situated to the South of the Cathedral City of Lincoln. The property is located in a pleasant position towards the end of the cul-de-sac. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen Diner and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there are gardens to the front and rear and a block paved driveway providing off-road parking. The property further benefits from gas central heating and UPVC double glazing. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING — C

COUNCIL TAX BAND — B

LOCAL AUTHORITY - Lincoln City Council.

TENURE — Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading South out of Lincoln on the A46 Lincoln Bypass, upon reaching the roundabout at Skellingthorpe Road take the first exit onto Skellingthorpe Road. Proceed along, turn right onto Sandwell Drive, right again onto Malham Drive and then turn left onto Dellfield Avenue where Dellfield Close can eventually be located on the right hand side. Alternative access via Tritton Road and Skellingthorpe Road.

LOCATION

Located in the popular location of Doddington Park to the South of Lincoln City, close to Birchwood shopping precinct and within easy access to further facilities along Tritton Road and into the City Centre. The A46 Bypass is also easily accessible.





ENTRANCE HALL

With UPVC main entrance door and stairs rising to the First Floor.

LOUNGE

13' 9" (plus bay) x 11' 10" (4.19m x 3.61m), with UPVC bow bay window to the front elevation and single radiator.

KITCHEN/DINER

14' 11" x 8' 10" (4.55m x 2.69m), fitted with a range of base and wall cupboards, fitted oven and hob, extractor hood, integral fridge freezer, cupboard housing the gas central heating boiler, sink unit and drainer, plumbing for a washing machine, single radiator, UPVC side entrance door, understairs storage area and two UPVC windows to the rear elevation.



FIRST FLOOR LANDING

With airing cupboard with radiator, further radiator and access to the roof void.

BEDROOM

11' 7" x 8' 9" (3.53m x 2.67m), with UPVC window to the front elevation, single radiator and built-in double wardrobe.

BEDROOM

8' 11" x 7' 8" (2.72m x 2.34m), with UPVC window to the rear elevation, single radiator and built-in cupboard/wardrobe.

BEDROOM

8' 5" x 5' 11" (2.57m x 1.8m), with UPVC window to the front elevation and single radiator.



BATHROOM

With suite to comprise of bath with shower attachment, WC and wash hand basin, part-tiled surround, towel radiator and UPVC window to the rear elevation.

OUTSIDE

Outside the property is situated in a pleasant position towards the end of the cul-de-sac. To the front of the property there is a lawned garden, a variety of shrubs and a block paved driveway providing off-road parking and access to the rear garden. To the rear of the property there is a further lawned area and a wide variety of mature shrubs and trees.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

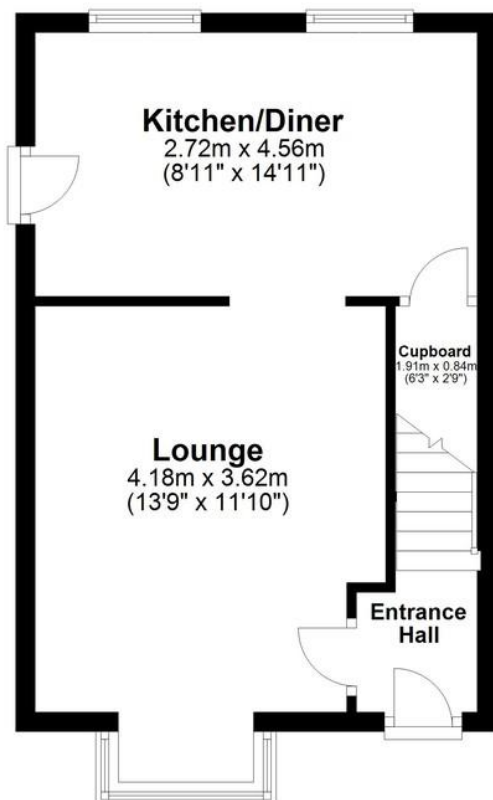
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

- The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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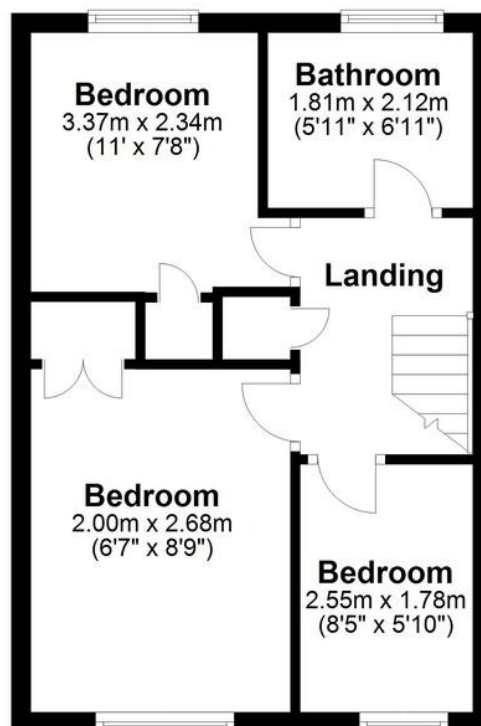
Ground Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 64.3 sq. metres (692.2 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

41 Dellfield Close, Lincoln

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

