

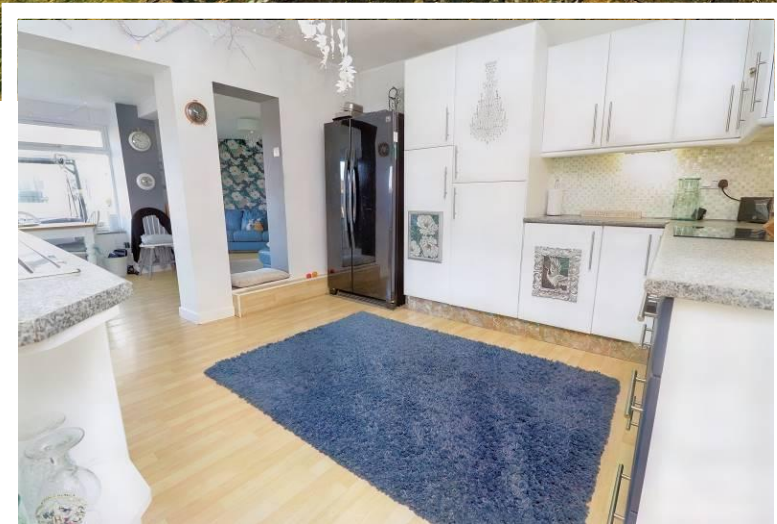


**74 Western Crescent,
Lincoln, LN6 7TA**

£330,000

A detached bungalow situated to the south of the City, within this popular and established residential location just off Boultham Park Road. The property offers the additional benefit of a self-contained Annexe and further living accommodation to comprise of Entrance Hall, Lounge, two double Bedrooms, Family Bathroom, fitted Kitchen, Garden Room, Sitting Area and a converted Loft Area currently being utilised as a Study. The Annexe accommodation briefly comprises of Separate Entrance Hall, Lounge, fitted Kitchen, Bedroom and En-suite Bathroom. Outside there is an extensive blocked paved driveway providing off road parking/hardstanding for vehicles and an Attached Garage. There is also an enclosed rear garden. The property further benefits from gas central heating and viewing is highly recommended to appreciate the flexible and versatile living accommodation available.





SERVICES

All mains services available. Separate gas central heating boilers to the bungalow and annexe.

EPC RATING – C For Annexe and D For Bungalow.

COUNCIL TAX BAND – A For Annexe and C For Bungalow.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.





BUNGALOW ACCOMMODATION

ENTRANCE HALL

With UPVC main entrance door and side window, radiator and stairs to the first floor loft conversion.

LOUNGE

15' 11" plus bay x 11' 11" (4.85m x 3.63m), with UPVC bay window to the front elevation, coving to ceiling and radiator.

KITCHEN AREA

11' 10" x 11' 9" (3.61m x 3.58m), fitted with a range of wall, base units and drawers with work surfaces over, 1½ bowl sink unit and drainer, part tiled surround and fitted oven and hob.

GARDEN ROOM

13' 8" x 9' 8" (4.17m x 2.95m), with UPVC French/patio doors to the rear elevation, double radiator and UPVC windows.

SITTING AREA

15' 6" x 9' 9" (4.72m x 2.97m), with UPVC French/patio doors to the rear elevation, double radiator and cupboard housing the gas central heating boiler for the annexe.

BEDROOM

11' 11" x 9' 11" (3.63m x 3.02m), with UPVC window to the front elevation, radiator and coving to ceiling.

BEDROOM

11' 11" x 9' 11" (3.63m x 3.02m), with UPVC window to the rear elevation and double radiator.

BATHROOM

With suite to comprise of bath with shower over, WC and wash hand basin in vanity cupboard, extractor fan, part tiled surround and radiator.

LOFT ROOM

(Currently being utilised as a study area), with double glazed skylight, walk-in storage area and radiator.

ANNEXE ACCOMMODATION

ENTRANCE HALL

With UPVC side entrance door and radiator.

UTILITY CUPBOARD

With plumbing for washing machine.

LOUNGE

16' 2" x 8' 8" (4.93m x 2.64m), with UPVC window to the front elevation, radiator and UPVC French/patio doors.

KITCHEN

18' 10" x 4' 8" (5.74m x 1.42m), with fitted wall, base units and drawers with work surfaces over, sink unit and drainer, integral fridge freezer, fitted oven, hob and extractor fan.

BEDROOM

9' 1" x 8' 10" (2.77m x 2.69m), with UPVC window to the side elevation and radiator.





EN-SUITE BATHROOM

11' 0" x 4' 4" (3.35m x 1.32 m), with suite to comprise of bath, fitted shower cubicle, wash hand basin and WC, part tiled surround, radiator and UPVC window to the side elevation.

OUTSIDE

To the front of the property there is an extensive blocked paved driveway providing off road parking/hardstanding for vehicles and access to the attached garage. To the side of the property there is an enclosed paved area, decorative slate areas, flowerbeds and access to the Annexe. The rear garden has a patio area, gravelled area, a variety of flowerbeds and a further covered seating area.

GARAGE

23' 4" maximum to door x 7' 9" (7.11m x 2.36m) With gas central boiler, plumbing for washing machine and electric roller door.



WEBSITE

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Sils & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilon Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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

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Approx Gross Internal Area
194 sq m / 2094 sq ft



Ground Floor
Approx 163 sq m / 1755 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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