



107 Elsham Crescent Lincoln, LN6 3YQ



Book a Viewing!

£315,000

An immaculately presented three bedroom detached bungalow conveniently situated on the popular Doddington Park, to the South of the Cathedral City of Lincoln. The property offers spacious living accommodation comprising of Porch, Lounge, Dining Room, Conservatory, stylish Kitchen with fitted appliances, Inner Hallway leading to three Bedrooms and a modern Shower Room. The property sits on a generous plot with established front and rear gardens, a block paved driveway and integral single garage. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

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

ACCOMMODATION

PORCH

With laminate flooring and radiator.



LOUNGE

15' 11" x 15' 8" (4.87m x 4.78m) With double glazed bay window to the front aspect, electric fire in a feature fireplace and two radiators.

DINING ROOM

11' 6" x 8' 9" (3.52m x 2.67m) With double glazed sliding door to the conservatory and radiator.

CONSERVATORY

9' 7" x 10' 9" (2.93m x 3.30m) With double glazed sliding door to the rear garden, tiled flooring and radiator.

KITCHEN

11' 5" x 8' 4" (3.48m x 2.55m) Fitted with a stylish range of wall and base units with work surfaces over, under unit lighting, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, integrated fridge and slimline dishwasher, eye level electric oven and microwave, induction hob with extractor fan over, space for washing machine, tiled walls, tall radiator, spotlights, double glazed window to the rear aspect and door to the side.

INNER HALLWAY

Loft access and is fully insulated.



BEDROOM 1

12' 5" x 10' 9" (3.80m x 3.29m) With double glazed window to the front aspect and radiator.

BEDROOM 2

12' 4" x 8' 11" (3.78m x 2.73m) With double glazed window to the rear aspect and radiator.



BEDROOM 3

11' 7" x 6' 11" (3.55m x 2.12m) With double glazed window to the rear aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of walk in shower cubicle, wash hand basin in a vanity unit and close coupled WC, chrome towel radiator, spotlights, airing cupboard and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a lawned garden with established shrubs. There is a block paved driveway providing off street parking and access to the single garage, with up and over door, light and power. To the rear there is a generous and enclosed lawned garden with established borders, mature shrubs, patio and decked seating areas, Summer House and two sheds.

Please note, the wooden display in the front garden is not included in the sale.



WEBSITE

Our detailed website show 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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson 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.

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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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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 roughly checked.

GENERAL

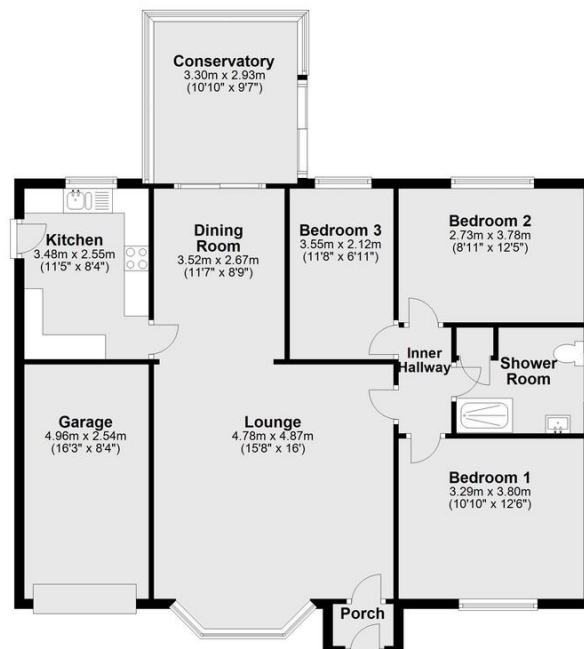
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.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

Approx. 107.8 sq. metres (1160.5 sq. feet)



Total area: approx. 107.8 sq. metres (1160.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

