



## 21 Pinewood Crescent

Lincoln, LN6 0BS



Book a Viewing!

**£175,000**

A modern two bedroom town house in the popular location of Doddington Park, to the South of the Cathedral City of Lincoln. The property has immaculate accommodation comprising of Hall, Cloakroom/WC, modern fitted Kitchen, Lounge, Conservatory and a First Floor Landing leading to two Double Bedrooms and a Bathroom. Outside there is a driveway for off-street parking and an enclosed private rear garden. Ideal for the first time buyer, viewing of this property is highly recommended. The property further benefits from No Onward Chain.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – A**

**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

### HALL

With staircase to the First Floor and radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks and radiator.

### KITCHEN

11' 7" x 7' 4" (3.55m x 2.26m) , fitted with a range of wall and base units with work surfaces over, electric oven and hob with extractor fan, integrated fridge freezer, space for a washing machine, breakfast bar, tiled splashbacks, cupboard housing the wall-mounted gas-fired central heating boiler, radiator and double glazed window to the front aspect.

### LOUNGE

14' 6" x 10' 6" (4.42m x 3.21m) , with laminate flooring, radiator and understairs storage cupboard.

### CONSERVATORY

8' 10" x 7' 10" (2.71m x 2.40m) , with double glazed French doors to the rear garden, double glazed windows to the side and rear aspects and laminate flooring.

### FIRST FLOOR LANDING

With loft access point and radiator.



### BEDROOM 1

14' 5" x 8' 10" (4.41m x 2.70m) , with double glazed window to the rear aspect and radiator.

### BEDROOM 2

14' 5" x 7' 7" (4.41m x 2.33m) , with two double glazed windows to the front aspect, overstairs storage cupboard and radiator.



### BATHROOM

7' 4" x 5' 4" (2.26m x 1.63m) , fitted with a three piece suite comprising of panelled bath with electric shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled splashbacks and chrome towel radiator.



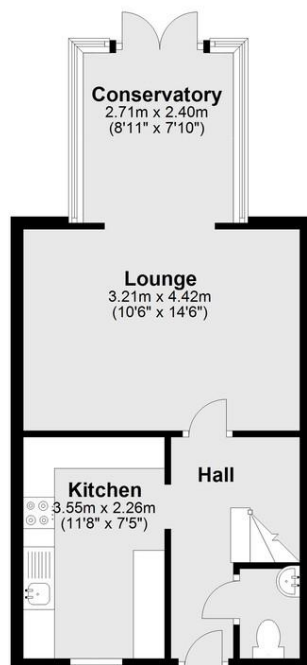
### OUTSIDE

To the front of the property there is a driveway providing off-street parking for multiple vehicles. To the rear of the property there is an enclosed and private rear garden which is laid mainly to lawn with a patio seating area.



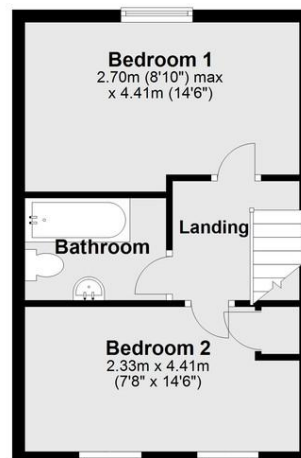
### Ground Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



### First Floor

Approx. 30.3 sq. metres (326.5 sq. feet)



Total area: approx. 67.3 sq. metres (724.9 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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