



117 Elsham Crescent

Lincoln, LN6 3YQ



Book a Viewing!

£275,000

A well-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, Kitchen/Diner, Inner Hallway leading to three Bedrooms with fitted wardrobes and a Family Bathroom. 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. NO CHAIN





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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

LOUNGE

15' 10" x 15' 4" (4.84m x 4.68m) With double glazed bay window to the front aspect, electric fire set within a feature fireplace, wall lights and radiator.

KITCHEN/DINER

17' 7" x 11' 7" (5.38m x 3.54m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, electric oven with gas hob and extractor fan over, space for washing machine, tiled splashbacks, tiled flooring, laminate flooring to the dining area, radiator, spotlights, double glazed French doors to the rear garden, double glazed window to the rear aspect and door to the side.

HALL

With radiator and loft access point.

BEDROOM 1

12' 4" x 10' 8" (3.77m x 3.27m) Fitted with a range of bedroom furniture including wardrobes, drawers, dressing table and bedside tables, double glazed window to the front aspect and radiator.

BEDROOM 2

12' 4" x 9' 1" (3.78m x 2.78m) With fitted wardrobes, drawers and dressing table, built-in cupboard, laminate flooring, double glazed window to the side aspect and radiator.

BEDROOM 3

11' 8" x 6' 11" (3.56m x 2.11m) With fitted wardrobes, laminate flooring, double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three-piece suite comprising of corner bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, tiled flooring, radiator, chrome towel radiator, spotlights and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and a block paved driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front, light and power. To the rear of the property there is an established enclosed garden laid mainly to lawn with patio seating area, mature trees and shrubs, shed and Summer house.





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Sills & 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.

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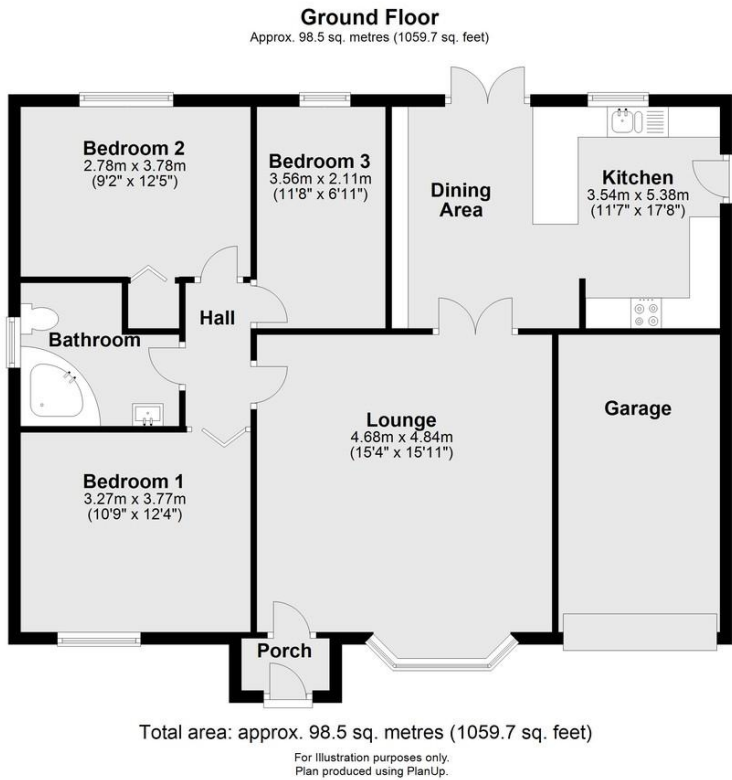
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

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