



3 Betula Grove

Lincoln, LN6 0RF



Book a Viewing!

£365,000

Situated on the popular and convenient Doddington Park, to the South of the Cathedral City of Lincoln, an impressive three Bedroom Detached Bungalow, much improved by the current owner. The immaculate accommodation on offer comprises of Hall, Lounge, modern Kitchen with Living/Dining Room, Utility Room, three Bedrooms and a four piece Bathroom. The property occupies a corner plot with generous low maintenance landscaped gardens to the front, side and rear, two driveways with parking for multiple vehicles and a double garage. Viewing is highly recommended to appreciate all this property has to offer.





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.



HALL

With tiled flooring, storage cupboard and radiator.

LOUNGE

15' 10" x 11' 5" (4.83m x 3.50m) With electric feature fire, triple glazed bay window to the front aspect and radiator.

KITCHEN

16' 11" x 8' 8" (5.16m x 2.65m) Fitted with a modern range of wall and base units with work surfaces over, central island with breakfast bar, integrated fridge freezer, dishwasher, microwave and eye level electric oven, induction hob with extractor fan, undermount 1½ bowl sink with side drainer and mixer tap over, tiled flooring and radiator.



LIVING/DINING ROOM

15' 10" x 9' 3" (4.84m x 2.82m) With double glazed French doors to the rear garden, two double glazed windows to the rear aspect, tiled flooring and radiator.

UTILITY ROOM

With space for washing machine, tiled flooring and radiator.

BEDROOM 1

11' 10" x 9' 9" (3.61m x 2.99m) With fitted wardrobes, triple glazed window to the front aspect and radiator.

BEDROOM 2

8' 11" x 8' 11" (2.73m x 2.72m) With triple glazed window to the rear aspect and radiator.



BEDROOM 3

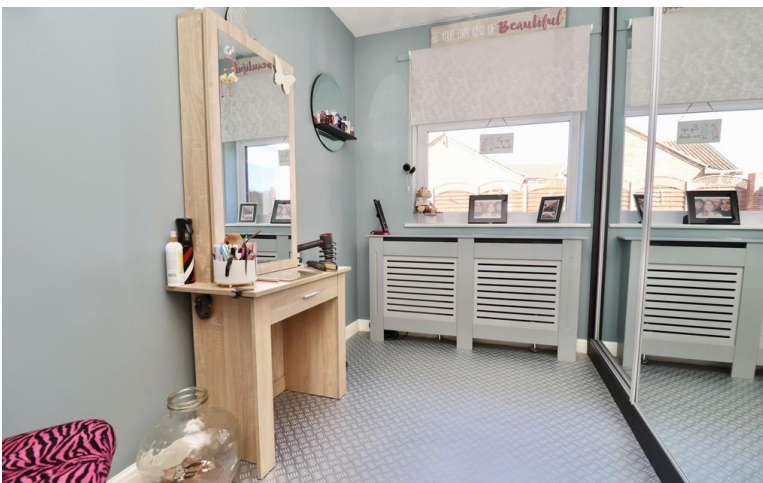
8' 11" x 7' 5" (2.73m x 2.27m) With fitted wardrobes, triple glazed window to the rear aspect and radiator.

BATHROOM

Newly fitted with a modern four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring, radiator, spotlights and triple glazed window to the front aspect.

OUTSIDE

To the front of the property there is a low maintenance garden laid to artificial lawn and gravel, with side gravelled driveway for multiple vehicles. To the rear there is a further gated driveway providing further off street parking and access to the double garage. The garage has an up and over door to the front, side personal door, light and power. The enclosed landscaped rear garden is low maintenance, laid mainly to artificial grass with patio seating area and flowerbeds.





WEBSITE

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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

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.

CWH, J Walter and Callum 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.

Claverings 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.

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 thoroughly checked.

GENERAL

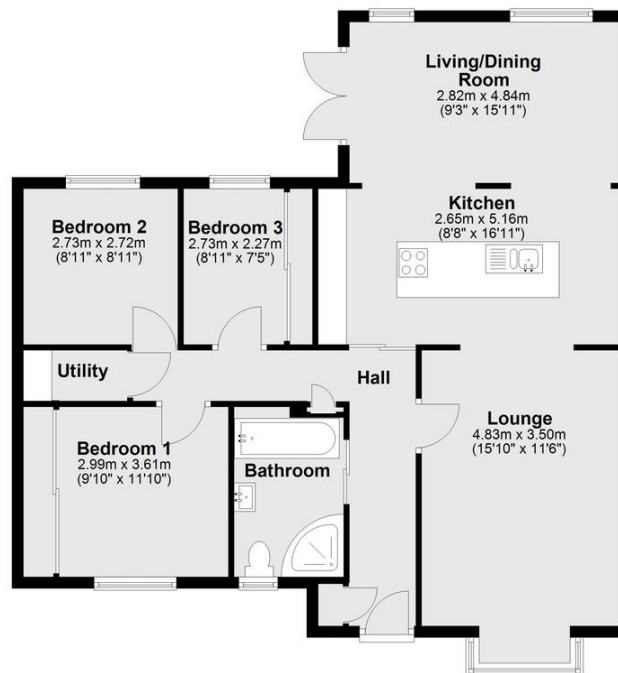
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 87.3 sq. metres (939.7 sq. feet)



Total area: approx. 87.3 sq. metres (939.7 sq. feet)

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.

