



2 Worcester Close

Lincoln, LN6 3LW



Book a Viewing!

£279,950

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 and refurbished living accommodation comprising of Hall, Lounge, Dining Room, Conservatory, stylish Kitchen, three Bedrooms and a modern Bathroom with a four piece suite. The property has a lawned front garden, driveway, double garage and a low maintenance garden. Viewing is highly recommended to appreciate the standard of accommodation. 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

HALL

With radiator and airing cupboard.

LOUNGE

13' 3" x 12' 0" (4.04m x 3.66m) With double glazed bay window to the front aspect, electric fire set within a feature fireplace and radiator.

DINING ROOM

9' 8" x 8' 0" (2.96m x 2.45m) With double glazed sliding door to the conservatory and radiator.

CONSERVATORY

9' 1" x 7' 6" (2.79m x 2.31m) With double glazed sliding door to the rear garden.

KITCHEN

9' 8" x 8' 11" (2.96m x 2.72m) Newly fitted with a modern range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven and hob with extractor fan, space for washing machine, integrated fridge and freezer, tiled splashbacks, laminate flooring, spotlights, radiator, double glazed window to the rear aspect and door to the garden.

BEDROOM 1

12' 5" x 10' 7" (3.81m x 3.24m) With double glazed window to the front aspect and radiator.

BEDROOM 2

10' 10" x 8' 3" (3.32m x 2.54m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

9' 4" x 7' 3" (2.85m x 2.22m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of panelled bath, walk-in shower cubicle with electric shower, close coupled WC and wall mounted wash hand basin, tiled walls and flooring, chrome towel radiator, two double glazed windows to the rear aspect and storage cupboard.

OUTSIDE

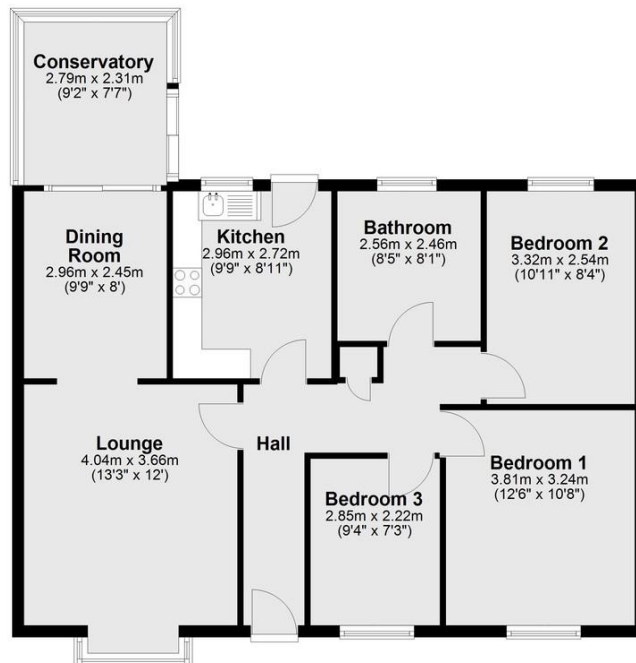
To the front of the property there is a lawned garden and a driveway providing off street parking for multiple vehicles and access to the double garage. The garage has an up and over door to the front, side personnel door, light and power. To the rear of the property there is a gravelled garden with a patio seating area.





Ground Floor

Approx. 82.8 sq. metres (891.5 sq. feet)



Total area: approx. 82.8 sq. metres (891.5 sq. feet)

WEBSITE

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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.

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.

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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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

