



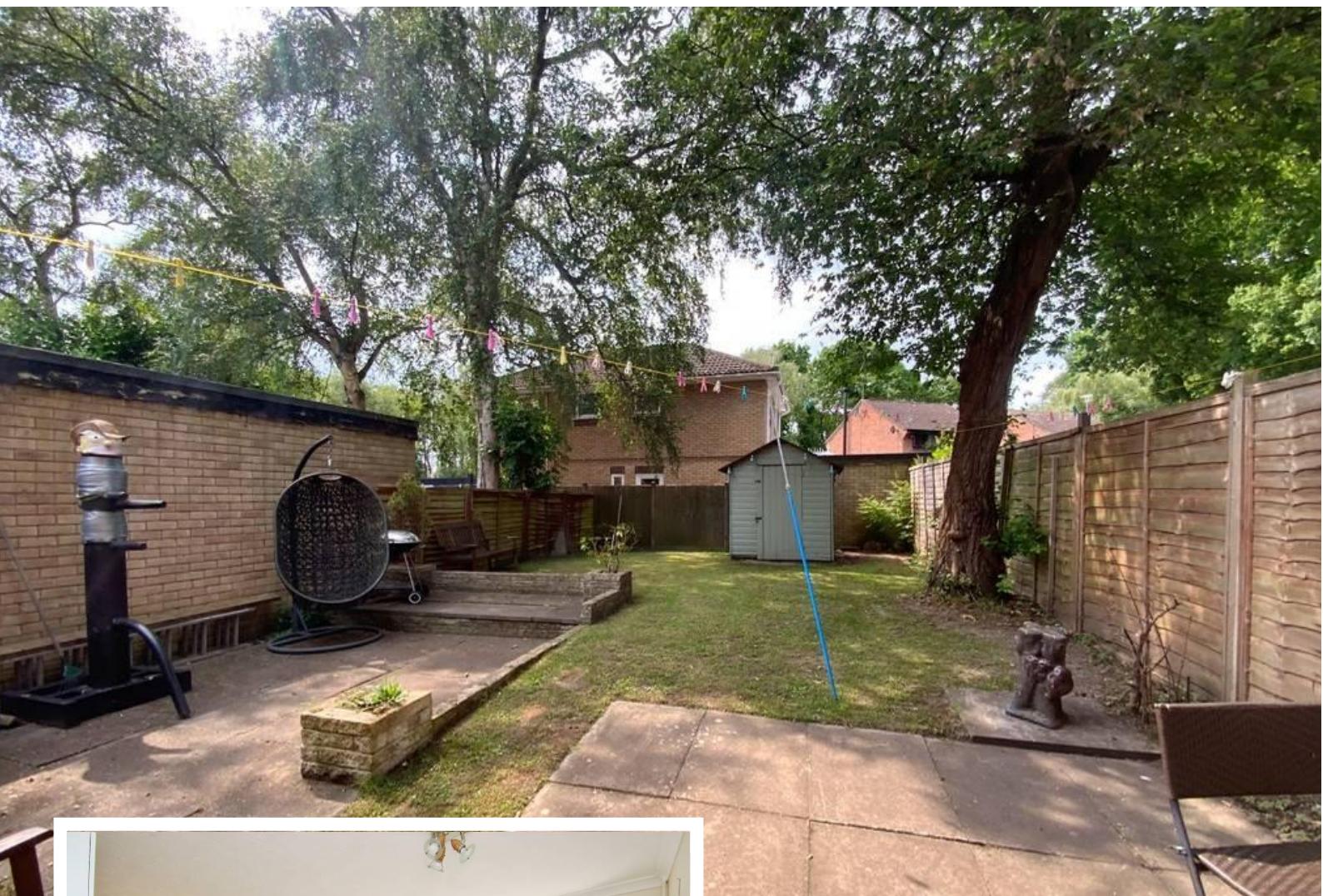
41 Cottesmore Road
Lincoln, LN6 3RH



Book a Viewing!

£190,000

This is a well-presented three bedroom semi detached property positioned in the popular location off Doddington Road to the South of Lincoln. The property has internal accommodation to comprise of Entrance Porch, Lounge, fitted Dining Kitchen and Stairs rising to First Floor Landing giving access to three well-appointed Bedrooms and a Family Bathroom. Outside, there is off street parking to the front, driveway to the side and a garden to the rear. The property is being sold with the added benefit of No Onward Chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING — C.

COUNCIL TAX BAND — B.

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 double glazed wooden door to the front, double glazed window to the side, fitted storage area and glass panelled door to the lounge.

LOUNGE

13' 9" x 14' 6" (4.21m x 4.43m) With door to the kitchen, decorative fireplace, double glazed wooden window to the front, radiator and stairs rising to the first floor.

KITCHEN/DINER

8' 11" x 14' 6" (2.74m x 4.43m) With double glazed wooden windows to the rear, double glazed double door to the rear, laminate flooring and fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, integral oven with four ring gas hob and extraction above, spaces for washing machine and fridge freezer, wall mounted cupboards with complementary tiling below, wall mounted gas central heating boiler and radiator.



LANDING

With access to roof void, radiator and doors leading into the bathroom and three bedrooms.

BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m) With double glazed wooden window to the rear and suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls, extraction fan and radiator.

BEDROOM 1

9' 4" x 7' 11" (2.87m x 2.42m) With double glazed window to the rear and radiator.

BEDROOM 2

11' 0" x 9' 2" (3.37m x 2.81m) With double glazed window to the front and radiator.

BEDROOM 3

7' 7" x 6' 3" (2.32m x 1.91m) With double glazed window to the front and radiator.



OUTSIDE

To the front of the property there is a gravelled area for off street parking and driveway to the side. To the rear of the property there is a lawned garden, mature shrubs and trees and a shed.



WEBSITE

Our detailed web site shows 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

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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.

Caverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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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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

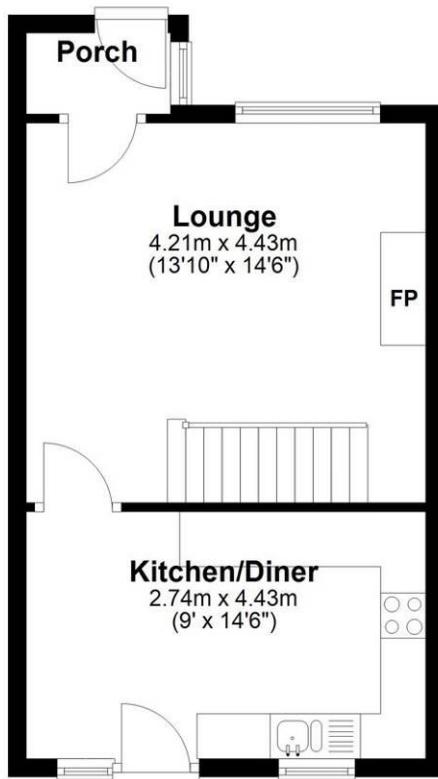
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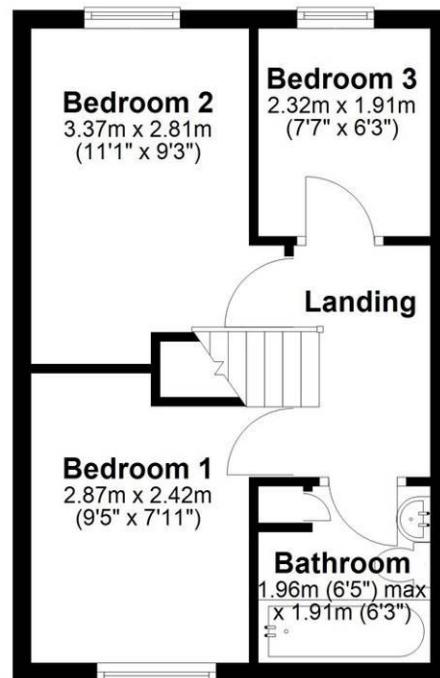
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



First Floor



Total area: approx. 64.2 sq. metres (690.5 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

41 Cotesmore Road

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 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.

