



46 Meadowlake Crescent

Lincoln, LN6 0HZ



Book a Viewing!

£238,500

A spacious and well-presented 3/4 Bedroom Detached Bungalow, with versatile and updated living accommodation, to the South of the Cathedral City of Lincoln. The accommodation on offer comprises of Hall, Lounge, Kitchen, Three principle Bedrooms, Dining Room/Bedroom and Family Bathroom. The property sits on a pleasant corner plot with established gardens to the front, side and rear, and a driveway providing off street parking. The property has been newly decorated and carpeted throughout. Viewing is highly recommended. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

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. The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



HALL

With radiator.

LOUNGE

14' 8" x 13' 3" (4.49m x 4.05m) With Gas fire set within a feature fireplace, double glazed French doors to the rear garden and radiator.

KITCHEN

11' 2" x 10' 5" (3.41m x 3.20m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1.5 bowl sink with side drainer and mixer tap over, electric oven, gas hob, spaces for two appliances, tiled splashbacks, spotlights, double glazed window to the rear aspect and door to the garden.



BEDROOM 1

12' 2" x 11' 3" (3.71m x 3.45m) With double glazed window to the front aspect and radiator.

BEDROOM 2

16' 0" x 8' 9" (4.90m x 2.69m) With double glazed window to the front aspect and radiator.

BEDROOM 3

10' 5" x 7' 11" (3.19m x 2.42m) With double glazed window to the front aspect and radiator.

DINING ROOM / BEDROOM 4

8' 9" x 8' 9" (2.69m x 2.69m) With double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a three-piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close couple WC, tiled splashbacks, double glazed window to the side aspect and radiator.

OUTSIDE

The property sits on a pleasant corner plot with gardens to the front, side and rear. To the front there is concrete paving and garden borders with mature shrubs and a paved driveway providing off street parking. To the side there is a lawned garden with hardstanding for shed with power. To the rear there is an enclosed garden laid mainly to lawn with patio seating area and mature shrubs.





WEBSITE
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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.

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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.

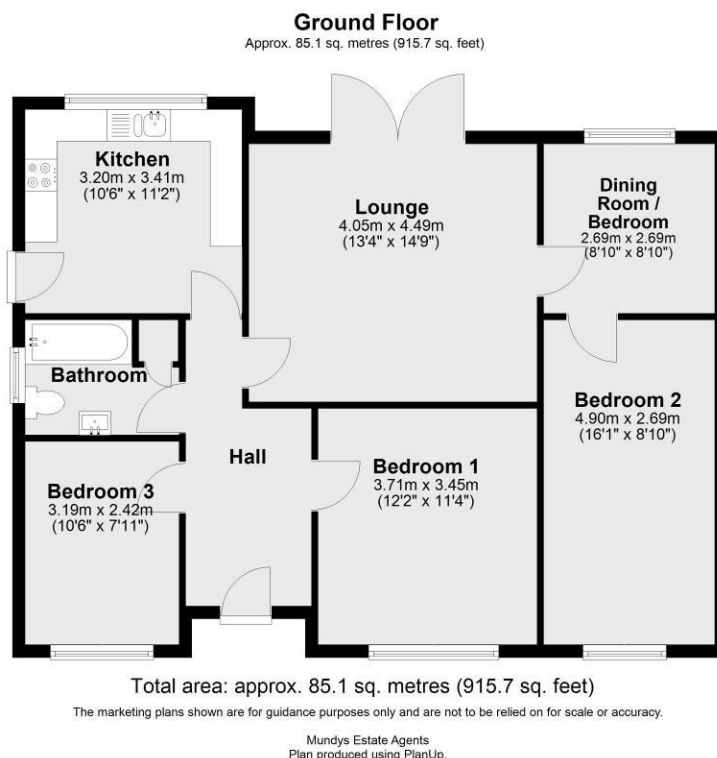
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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:

- 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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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