



67 Elsham Crescent

Lincoln, LN6 3YQ



Book a Viewing!

£280,000

Located in a quiet residential area, this generously proportioned three bedroom detached bungalow offers well-balanced accommodation with the added benefit of a large driveway, double garage and a private rear garden. The property is being offered with No Onward Chain, making it ideal for those looking for a smooth purchase process. The internal accommodation briefly comprises of an Entrance Hallway, spacious Lounge, Kitchen Diner, three Bedrooms and a four piece Family Bathroom. Externally, there is a good sized garden with a shed and side access, along with a resin pathway and patio seating area.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

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.



ACCOMMODATION

ENTRANCE HALL

16' 4" x 4' 11" (4.99m x 1.5m) Accessed via a uPVC double glazed door from both the front and rear aspects and provides internal access to the garage and leads through to the main hallway.

HALL

12' 4" x 6' 6" (3.77m x 2m) Entered via a glazed panel door and carpeted throughout with a radiator and loft access.

LOUNGE

16' 3" x 12' 9" (4.96m x 3.9m) With uPVC double glazed window to the front aspect, electric fireplace with surround and central radiator.



KITCHEN/DINER

14' 11" x 9' 0" (4.57m x 2.75m)

KITCHEN

Fitted kitchen with a range of wall and base units, stainless steel sink and drainer, gas hob with electric oven and extractor fan, spaces for washing machine and fridge, laminate flooring, radiator and uPVC window to the side aspect.

DINING AREA

With uPVC bay window window panels to the front, radiator, carpet, airing cupboard housing the hot water tank and archway into the Kitchen.

BEDROOM 1

10' 5" x 12' 9" (3.2m x 3.91m) Double bedroom with radiator and uPVC window to the rear aspect.



BEDROOM 2

10' 9" x 8' 11" (3.3m x 2.74m) Double bedroom featuring a uPVC window to the rear aspect, radiator, and built-in wardrobe storage.

BEDROOM 3

8' 3" x 9' 1" (2.515m x 2.79m) With laminate flooring, uPVC window to the side aspect and radiator.

BATHROOM

7' 8" x 5' 6" (2.36m x 1.7m) Fully tiled with a four piece suite comprising of panelled bath, pedestal wash basin, WC and shower tray with mains fed shower, chrome towel radiator, storage cupboard and uPVC window to the side aspect.



OUTSIDE

The front of the property features a generous resin driveway leading to the double garage and providing ample off road parking. A resin pathway leads around to the secure rear garden, which is mostly laid to lawn with gravel borders, a patio seating area to the corner, garden shed, external tap, lighting and a side gate for access. The property also benefits from solar panels on the roof.

DOUBLE GARAGE

16' 4" x 15' 10" (4.99m x 4.85m) The double garage can be accessed via the Hallway, with an electric roller shutter door.



WEBSITE

Our detailed website 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

SELLING YOUR HOME – HOW TO GO ABOUT IT

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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 Calum 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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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.
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Ground Floor



Total area: approx. 114.6 sq. metres (1233.7 sq. feet)

67 Elsham Crescent

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 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.

