



# **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.





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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.



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 1.5 m) 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 2 m) Entered via a glazed panel door and carpeted throughout with a radiator and loft access.

#### LOUNGE

 $16' \ 3'' \ x \ 12' \ 9'' \ (4.96 \ m \ x \ 3.9 \ m)$  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 2.74 m) Double bedroom featuring a uPVC window to the rear aspect, radiator, and built-in wardrobe storage.

### BEDROOM 3

 $8'3" \times 9'1" (2.515m \times 2.79m)$  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

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





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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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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 Financia | Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financia | 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 he lo you to work out the cost of financing your purchase

- 1. None of the services or equipment have been checked or tested.
- 2. All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

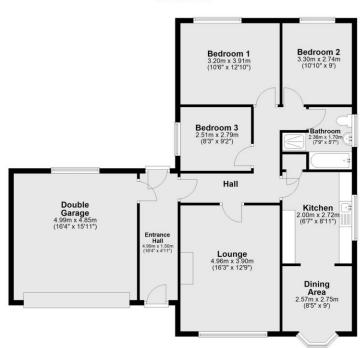
GENERAL

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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.

