



90 Elsham Crescent

Lincoln, LN6 3YS

£325,000

An immaculate four bedroom detached family home with accommodation comprising of Hall, Cloakroom/WC, Lounge with bay window, Dining Room, Conservatory, modern fitted Kitchen and a First Floor Landing leading to four Bedrooms with fitted bedroom furniture, Master En-Suite Shower Room and a stylish Family Bathroom. Outside there is a block paved driveway, single garage and a beautiful and enclosed private rear garden. Viewing highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — C

COUNCIL TAX BAND — D

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 within easy access to further facilities along Tritton Road and into the City Centre. The A46 Bypass is also easily accessible.



ACCOMMODATION

HALL

With staircase to First Floor, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, tiled walls, laminate flooring, chrome towel radiator and double glazed window to the front aspect.

LOUNGE

15' 7" x 13' 0" (4.77m x 3.97m), with double glazed bay window to the front aspect, living flame fire with a balanced flue in a feature fireplace, laminate flooring and radiator.



DINING ROOM

11' 2" x 10' 9" (3.42m x 3.30m), with double glazed sliding doors to the Conservatory, laminate flooring and radiator.

CONSERVATORY

15' 1" x 7' 5" (4.62m x 2.28m), with door to the rear garden and radiator.

KITCHEN

14' 9" x 11' 2" (4.52m x 3.42m), fitted with a range of modern wall and base units with work surfaces over, integrated fridge freezer, dishwasher and microwave, eye-level electric oven, gas hob with extractor fan, sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer concealed behind complementing cupboards, laminate flooring, spotlights, door to the side aspect and two double glazed windows to the rear aspect.



FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard.

BEDROOM 1

11' 1" x 9' 11" (3.40m x 3.03m), with three double wardrobes, laminate flooring, double glazed window to the front aspect and radiator.

EN SUITE

With shower cubicle, wash hand basin in a vanity unit, laminate flooring, tiled splashbacks and spotlights.

BEDROOM 2

11' 6" x 8' 0" (3.53m x 2.46m), with fitted wardrobes and drawers, double glazed window to the rear aspect and radiator.

BEDROOM 3

7' 10" x 7' 9" (2.41m x 2.38m), with fitted wardrobes and overbed storage, double glazed window to the rear aspect, laminate flooring and radiator.

BEDROOM 4

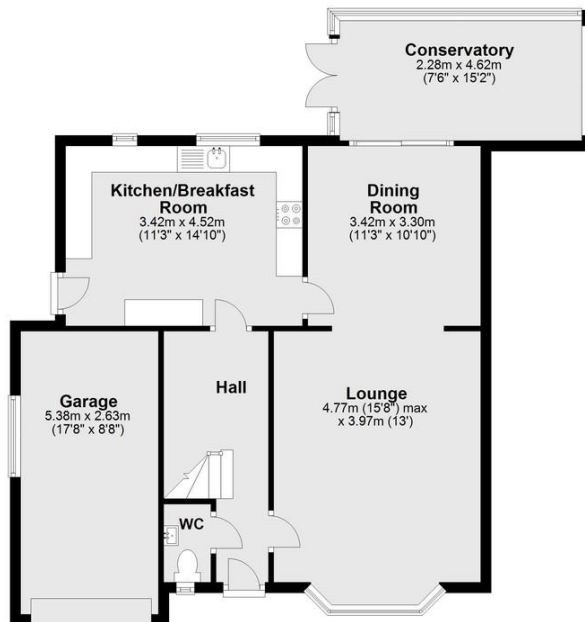
9' 10" x 6' 6" (3.02m x 2.00m), with fitted bedroom furniture including single bed, desk, overbed storage and drawers, double glazed window to the front aspect and radiator.





Ground Floor

Approx. 82.4 sq. metres (887.4 sq. feet)



Total area: approx. 131.9 sq. metres (1419.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin in a vanity unit and close coupled WC, towel radiator, storage cupboards, laminate flooring, tiled walls, spotlights and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden and a block paved driveway providing off-street parking and access to the garage. To the rear there is an enclosed private garden with mature shrubs, patio seating area, gravelled areas and shed.

GARAGE

17' 7" x 8' 7" (5.38m x 2.63m), with electric up and over door to the front aspect, window to the side aspect, light and power.

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

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 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 and J Walter 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.

BUYING YOUR HOME

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 work out the costs of financing your purchase.

NOTE

1. None of these 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

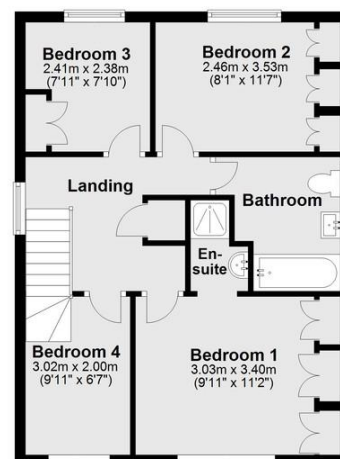
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline of 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 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein and not verified.

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First Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



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.

