



- Over 55's Development
- Sold With No Onward Chain
- Nearby Parking
- Recently Fitted Boiler

- Mid Terrace Bungalow
- 1 Double Bedroom
- Private Rear Garden
- Call Today To View

Meadowlake Close, Lincoln, LN6 0UA
£120,000





Starkey&Brown is delighted to present for sale this well-maintained one bedroom bungalow situated within this over 55's development on Meadowlake Close. Conveniently located in the heart of Birchwood and positioned close by to local amenities including shops, a pharmacy and a regular bus route to and from the city of Lincoln. Accommodation briefly comprises a welcoming entrance hallway, bright and airy lounge and a fitted kitchen with storage. There is a generous double bedroom which benefits from French doors leading to the rear garden allowing plenty of natural light and a three-piece bathroom suite. Externally, the property has a low maintenance private rear garden with a patio area and a garden shed for storage. Residents also benefits from a well-kept communal areas in this development. Council tax band: A. Freehold.

Composite door leading to:

Entrance Hall

A storage cupboard and a boiler cupboard (boiler fitted 17 months ago), carpeted, and a radiator. Access to:

Lounge

9' 10" x 14' 10" (2.99m x 4.52m)

A uPVC double-glazed window looking out to the front aspect, coving, carpeted, and a radiator. Access to the kitchen and the bedroom.

Kitchen

5' 7" x 8' 11" (1.70m x 2.72m)

A range of base and wall units with counter worktops, space for a fridge freezer, an electric oven with 4-ring electric hob (to be included in the sale), an extractor hood, a stainless steel sink with mixer tap, plumbing for a washing machine, tiled splashback back and laminate flooring.

Bedroom

9' 11" x 9' 3" (3.02m x 2.82m)

French door leading to the rear aspect, a wardrobe/storage space, carpeted, and a radiator. Access to:

Bathroom

5' 7" x 6' 8" (1.70m x 2.03m)

A uPVC double-glazed frosted window looking out to the rear, a 3-piece suite comprising a panelled bath with an overhead shower, a low-level WC, a wash hand basin, tiled walls, laminate flooring, a radiator, and a wall-mounted storage cabinet.

Outside Front

Having a low-maintenance garden overlooking a grass field, with a nearby parking area.

Outside Rear

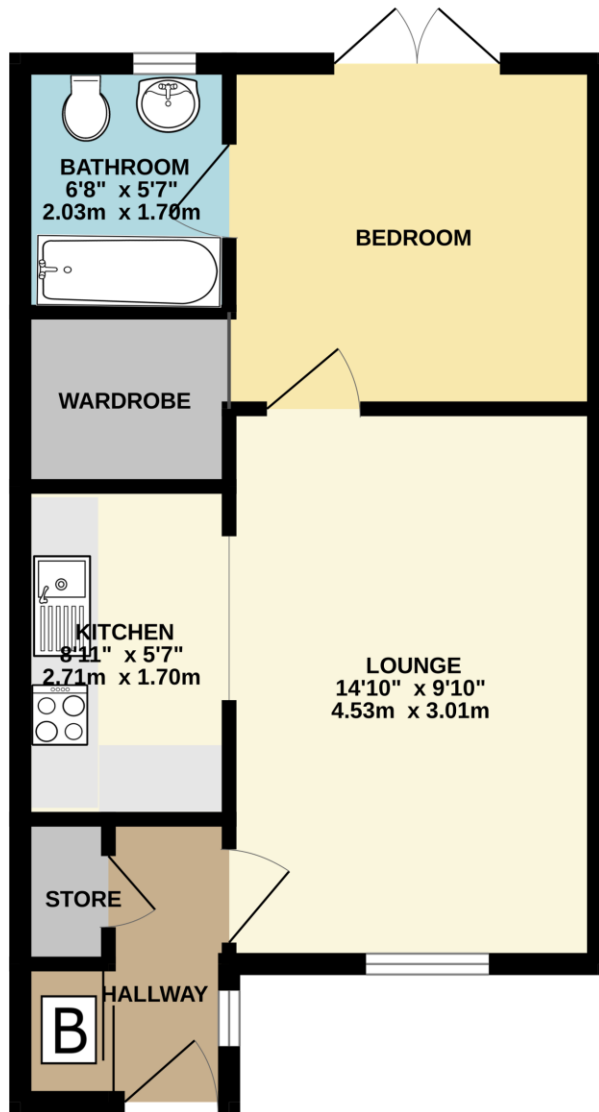
Low maintenance, with a fully fenced surround, laid mostly to patio, gated access leading to the front of the property, and a wooden shed to remain with the sale of the property.

Agents Note

The service charge is £40 a month, which includes window cleaning, gardening to communal areas and general maintenance, and street lighting of the development.



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 393 sq.ft. (36.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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