



Malham Drive, Lincoln



### Offers in Excess of £250,000

- Detached Bungalow
- Cul-De-Sac Position
- Three Bedrooms
- Conservatory
- Open Plan Lounge/Diner
- Garage and Parking
- Council Tax Band C
- EPC rating D



Newton Fallowell are pleased to offer for sale, this spacious Detached Bungalow located off Skellingthorpe Road in Lincoln. This property is ideally placed for easy access to the A46, Lincoln By-Pass. The accommodation comprises: Hall, Lounge/Dining Room, Kitchen, Three Bedrooms, Conservatory and Shower Room. Outside, there are Gardens, Garage and Driveway.

### Entrance Hall

With door to side, radiator and Airing cupboard.

### Lounge/Diner 19'6" x 19'1" Max.

Windows to front and side, two radiators and a decorative fireplace surround.

### Kitchen 11'10" x 9'

Window and door to side, range of base and eye level units with inset sink unit, built-in oven and hob and space for further appliances.

### Bedroom 1 13'5" x 9'10"

Window to front and a radiator.





### Bedroom 2 9'10" x 9'9"

Window to rear and a radiator.

### Bedroom 3 9'10" x 8'10" Max.

Built-in wardrobes, radiator and Patio doors opening to:

### Conservatory 9'6" x 9'1"

Offering views of the garden and having French doors to rear.

### Shower Room

Two windows to rear, radiator, shower enclosure with fitted shower unit, Wash basin and W.C.

### Outside

There are gardens to front and rear along with an integral Garage with remote control Roller door, Driveway, Shed and Greenhouse.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR



MALHAM DRIVE, LINCOLN, LN6 0XD

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		