



Waltham Close, Lincoln



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£250,000



## Key Features

- Detached Bungalow
- Two Bedrooms
- Kitchen Diner
- Double Garage
- Corner Plot
- Lounge and Dining Room
- EPC rating TBC
- Freehold





Spacious detached two bedroom bungalow, located in the popular area of Doddington Park. Ideally positioned within walking distance of local shops, doctors, and bus stop. The property is in need of modernisation and is being sold with NO ONWARD CHAIN.

The bungalow consists of entrance hall, lounge, dining room, kitchen diner, two double bedrooms, bathroom and WC. Outside the property to the front there is a lawned garden and driveway leading to a detached double garage. To the rear of the property there is an enclosed lawned garden and patio area.

#### Entrance Hall

External door to side aspect and window to front aspect. Storage cupboard and radiator.

#### Lounge 3.51m x 5.42m (11'6" x 17'10")

Bay window to front aspect, feature fireplace, and radiator.

#### Dining Room 2.43m x 2.66m (8'0" x 8'8")

French doors to rear aspect and radiator.

#### Kitchen Diner 5.06m x 2.66m (16'7" x 8'8")

External door and window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, electric oven, four ring gas hob with extractor over, space and plumbing for washing machine, space for fridge freezer and radiator.

#### Bedroom One 3.66m x 2.97m (12'0" x 9'8")

Window to front aspect, fitted wardrobes and radiator.

#### Bedroom Two 2.66m x 2.66m (8'8" x 8'8")

Window to rear aspect and radiator.

#### Bathroom 1.99m x 2.49m (6'6" x 8'2")

Window to front aspect and fitted with panel bath with shower over, low level WC, wash hand basin and radiator.

#### WC 1.79m x 1.12m (5'11" x 3'8")

Window to side aspect and fitted with low level WC, wash hand basin and radiator.

#### Double Garage

Up and over door, power and lighting.

#### Outside Front

Lawned garden and driveway leading to a detached double garage.

#### Outside Rear

Enclosed lawned garden with patio area.

#### Agent Note

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## GROUND FLOOR 998 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.8 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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