



Montaigne Crescent, Lincoln



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£200,000



Key Features

- Detached Bungalow
- Two Double Bedrooms
- NO ONWARD CHAIN
- Gated Driveway
- Sought After Area
- Large Rear Garden
- EPC rating D
- Freehold





Well presented TWO BEDROOM Detached Bungalow located in the popular location of Glebe Park and within walking distance of local schools, shops, supermarkets, doctors and other amenities. The property further benefits from Gas Central Heating, uPVC Double Glazing Throughout and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Kitchen Diner, Lounge, Two Double Bedrooms and Shower Room. Outside the property to the front is a lawned garden and driveway leading down the side of the bungalow with gated access. To the rear of the property is a large lawned garden with patio area.

Kitchen Diner 4.5m x 5.61m (14'10" x 18'5")

Windows to front and side aspect and external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, free standing electric cooker with extractor over, space and plumbing for both washing machine and dishwasher, space for fridge and freezer and radiator.

Lounge 4.17m x 2.54m (13'8" x 8'4")

French doors to rear aspect and radiator.

Bedroom One 3.2m x 2.67m (10'6" x 8'10")

Window to rear aspect, fitted wardrobes and radiator.

Bedroom Two 2.84m x 3.43m (9'4" x 11'4")

Window to side aspect and radiator.

Shower Room

Window to side aspect and fitted with multi jet shower cubicle, low level WC, wash hand basin, extractor and radiator.

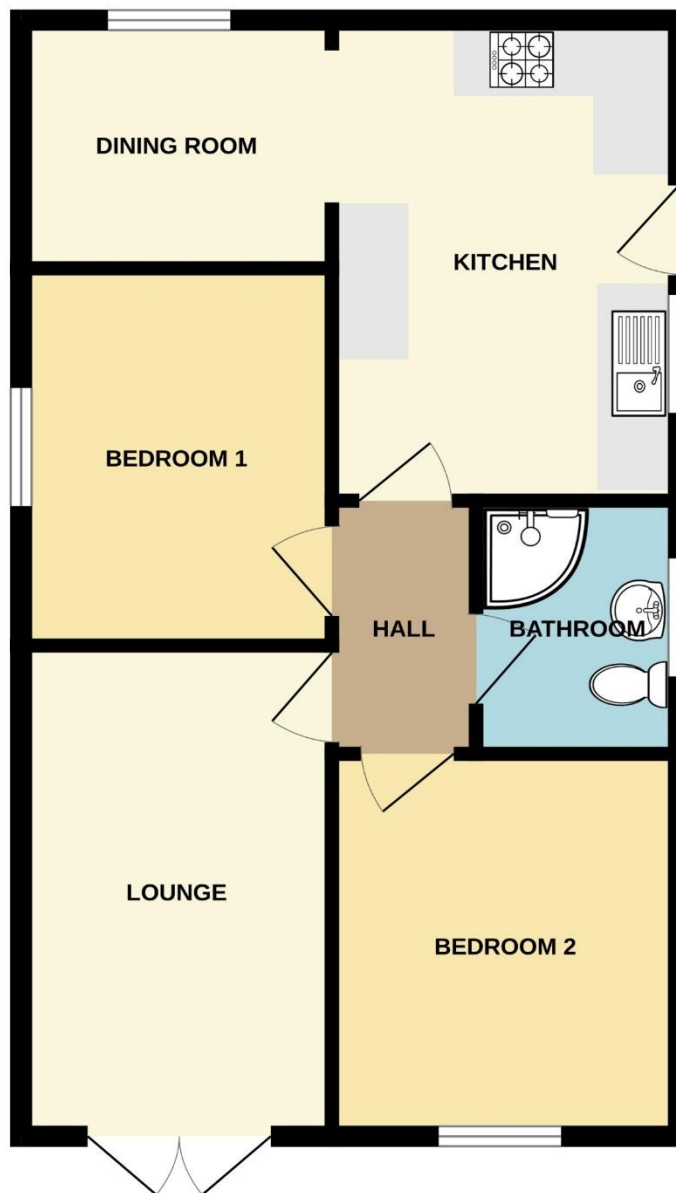
Outside

To the front of the property there is a lawned garden and gated driveway leading down the side of the property. To the rear of the property there is a large enclosed lawned garden with patio area.

Agent 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



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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		