



Malham Drive, Lincoln



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Offers in excess of £310,000



## Key Features

- Renovated to a High Standard
- Detached Bungalow
- Three Bedrooms
- Kitchen Diner
- Drive & Garage
- Popular Location
- EPC rating C
- Freehold





Fully renovated, detached three bedroom bungalow. Located in the highly sought after area of Doddington Park. The property has been renovated through out with newly fitted kitchen and four pieces bathroom. Within walking distance of local shops and schools.

The bungalow offers entrance hall, lounge with bay window, kitchen diner, three double bedrooms with en-suite to master and family bathroom. The property also benefits from being sold with no onward chain, new central heating system and partial rewire.

#### Entrance Hall

External door to front aspect and storage cupboard.

#### Lounge 4.7m x 4.2m (15.4ft x 13.8ft)

Bay window to front aspect and radiator.

#### Kitchen Diner 3.05m x 5.31m (10ft x 17.4ft)

Windows to front and side aspect, external door to side aspect and fitted with a range of wall and base units with worktops over. Sink with drainer, integrated electric oven with induction hob and extractor over, integrated fridge freezer, integrated washing machine, integrated dish washer and radiator.

#### Bedroom One 2.94m x 5.44m (9.6ft x 17.8ft)

Window to rear aspect and radiator.

#### En-Suite 1.18m x 2.7m (3.9ft x 8.9ft)

Window to rear aspect and fitted with shower cubicle, low level WC, wash hand basin and heated towel rail.

#### Bedroom Two 3.73m x 3.6m (12.2ft x 11.8ft)

Window to rear aspect and radiator.

#### Bedroom Three 2.39m x 5.44m (7.8ft x 17.8ft)

Patio doors to rear aspect and radiator.

#### Bathroom 2.76m x 4.51m (9.1ft x 14.8ft)

Window to rear aspect and fitted with freestanding bath, walk in shower, low level WC, wash hand basin, heated towel rail and extractor.

#### Garage 2.45m x 4.46m (8ft x 14.6ft)

Electric Up and over door with power and lighting.

#### Outside

To the front of the property there is a blocked paved driveway with parking for up to three cars leading to single garage. To the rear of the property there is a enclosed garden laid to lawn with two patio areas and summer house.

#### Agent Note

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GROUND FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

