



## 42 Acer Close

Lincoln, LN6 ORD



Book a Viewing!

### £350,000

A truly beautiful three bedroom detached bungalow, occupying a generous corner plot and tucked away at the end of a quiet cul-de-sac. Immaculately maintained by the current owners, the property is ready to move straight into, offering well-balanced and versatile accommodation throughout. The accommodation comprises of an entrance hallway, lounge, dining room, kitchen, three bedrooms, en-suite and family bathroom. Externally, there are generous gardens, ample parking and an attached garage. The home continues to impress with landscaped gardens to both the front and rear, alongside a sweeping driveway and an oversized garage, making this a standout home both inside and out.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Located in a popular location on Doddington Park, south of Lincoln City, close to Birchwood shopping precinct and is within easy access to further facilities along Tritton Road and into the City Centre. The A46 Bypass is also easily accessible.



## ACCOMMODATION

### ENTRANCE HALL

Accessed via a UPVC frosted glass door with laminate flooring, radiator, airing cupboard with shelving and radiator and provides access to all principal rooms and the loft space.

### LOUNGE

14' 7" x 11' 10" (4.44m x 3.61m) With UPVC double glazed bay window, allowing for plenty of natural light with electric coal-effect fireplace with surround, radiator and glazed door leading back to the hallway with an open flow through to the dining space.

### DINING ROOM

10' 5" x 9' 5" (3.18m x 2.87m) Positioned to the rear of the property, this space benefits from sliding patio doors opening directly onto the garden, creating a seamless connection between inside and out with a serving hatch to the kitchen and a radiator.

### KITCHEN

12' 2" x 10' 9" (3.71m x 3.28m) Fitted with a range of wall and base units with tiled splashbacks and laminate flooring, gas hob with extractor over, eye-level electric oven and grill, integrated fridge and freezer, space for a washing machine, stainless steel sink with drainer and mixer tap set beneath a UPVC window overlooking the garden, wall mounted combi boiler, built-in storage cupboard and a UPVC door providing external access.



### BEDROOM 1

12' 5" x 10' 5" (3.78m x 3.18m) A rear facing double bedroom overlooking the garden, complete with a full width range of fitted wardrobes, radiator and access to the en-suite.

### EN-SUITE

Modern three piece suite comprising of a double shower enclosure with tiled splashbacks and mains shower, WC and wash hand basin with vanity storage, tiled flooring, radiator, extractor and frosted UPVC double glazed window to the side aspect.



### BEDROOM 2

12' 1 max" x 10' 11" (3.68m x 3.33m) A front facing double bedroom with UPVC double glazed window and radiator.

### BEDROOM 3

9' 1" x 7' 5" (2.77m x 2.26m) A versatile third bedroom, ideal as a guest room, home office or hobby space with a UPVC double glazed window to the front aspect and radiator.



### BATHROOM

Fitted with a three piece suite comprising of a bath with mixer tap, pedestal wash hand basin and WC, tiled flooring and splashbacks, radiator, extractor and frosted UPVC double glazed window to the side aspect.



## GARAGE

17' 5" x 11' 1" (5.31m x 3.38m) An attached garage, slightly larger than average fitted with an electric roller shutter door, power and lighting. A rear pedestrian door provides convenient access to the garden.

## OUTSIDE

To the front of the property there is a generous sweeping driveway providing off road parking for multiple vehicles alongside a large gravelled frontage with landscaped borders and secure fencing, enhancing both privacy and kerb appeal. The rear garden has been thoughtfully designed for ease of maintenance and enjoyment, featuring a variety of patio seating areas, perfect for making the most of the sun throughout the day with well-stocked borders, a feature wooden pergola, garden shed, secure fencing and a pedestrian access to the garage.



### WEBSITE

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### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sir & Birtledge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Water and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

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1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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## Ground Floor



Total area: approx. 106.2 sq. metres (1142.9 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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