



11 Melbourne Road

Lincoln, LN6 3QF



Book a Viewing!

£225,000

Immaculately presented Three Bedroom Detached Bungalow, positioned just off Melbourne Road via a private driveway and offered for sale with no onward chain. The property is conveniently located with excellent access to local amenities, public transport links and well-regarded schools, making it an ideal choice for a range of buyers seeking single storey living in a sought after residential location. Accommodation comprises of a welcoming Entrance Hall providing access to all Principal Rooms, along with useful storage and Loft access. The property benefits from a bright Reception space, modern Kitchen, Three well proportioned Bedrooms, shared driveway parking, detached garage and low maintenance gardens to the front and rear.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

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 front door with matching side panel. The hallway provides access to the kitchen, lounge, all three bedrooms and the family shower room, along with two useful storage cupboards, loft access and a radiator.

KITCHEN

9' 11" x 9' 5" (3.02m x 2.87m) A modern fitted kitchen with a range of wall and base units with marble effect worktops and tiled splashbacks. Fitted with an eye level integrated oven, induction hob with extractor over, integrated dishwasher, 1 ½ stainless steel sink with mixer tap, spaces for a fridge freezer and washing machine, UPVC window to the front aspect, spotlights and under cupboard lighting, finished with lino flooring.

LOUNGE

11' 0" x 16' 9" max (3.35m x 5.11m) A well presented reception room featuring a UPVC double glazed bay window to the front aspect, allowing plenty of natural light. Finished with a feature fireplace and radiator, with a glazed internal door leading back into the hallway.

BEDROOM 1

11' 1" max x 10' 11" (3.38m x 3.33m) A spacious double bedroom positioned to the rear of the property, with a UPVC double glazed window overlooking the garden, built-in wardrobe storage and a radiator.

BEDROOM 2

11' 6" max x 10' 11" max (3.51m x 3.33m) An additional double bedroom, also positioned to the rear, featuring UPVC double French doors opening directly onto the garden, ideal for enjoying the outdoor space, further built-in storage and a radiator.

BEDROOM 3

6' 10" x 8' 4" max (2.08m x 2.54m) A flexible third bedroom suitable for use as a guest room, home office or hobby space, with a UPVC double glazed window to the front aspect overlooking the driveway and a radiator.

FAMILY SHOWER ROOM

Fitted with a modern three piece suite comprising of a shower enclosure, wash basin with vanity storage, WC, towel radiator and extractor fan. Finished with mermaid boarding around the shower area and a frosted UPVC window to the rear aspect.

OUTSIDE

The property is approached via a shared driveway providing off-road parking for multiple vehicles and access to a detached garage. To the rear there is an enclosed, low maintenance garden with patio seating areas, artificial turf, securely fenced and accessed either via the French doors or side gate.

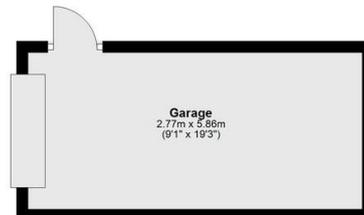
GARAGE

9' 1" x 19' 3" (2.77m x 5.87m) Detached garage with power and lighting.





Ground Floor



Total area: approx. 77.8 sq. metres (836.9 sq. feet)

WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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 – WHO WE MAY REFER YOU TO

SMS & Betteridge, 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 Walter 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 we 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 Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The 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 whatever in relation to this property.
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