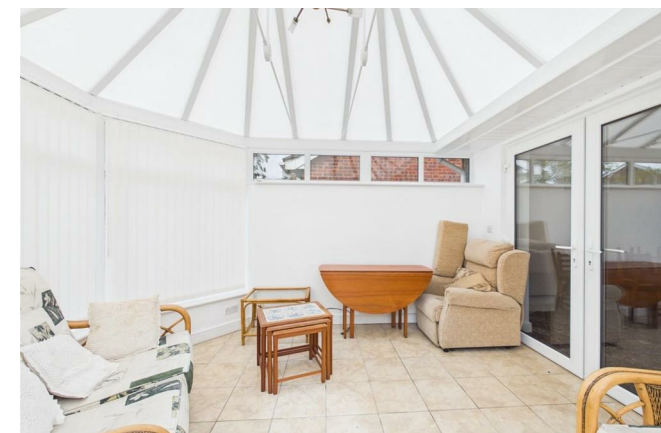




Malham Drive, Lincoln

Asking Price £270,000




MARTIN&CO

Malham Drive, Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

Asking Price £270,000

- Sold with No Onward Chain
- Three Bedrooms
- Detached Bungalow
- Driveway Parking
- South West Facing Garden
- EPC - D
- Tenure - Freehold
- Council Tax - Band C



Three bedroom detached bungalow sold with no onward chain situated in a desirable residential location on Malham Drive, benefiting from a south west facing rear garden, conservatory, garage and driveway parking. The property offers spacious and versatile accommodation throughout and is ideal for a range of buyers.

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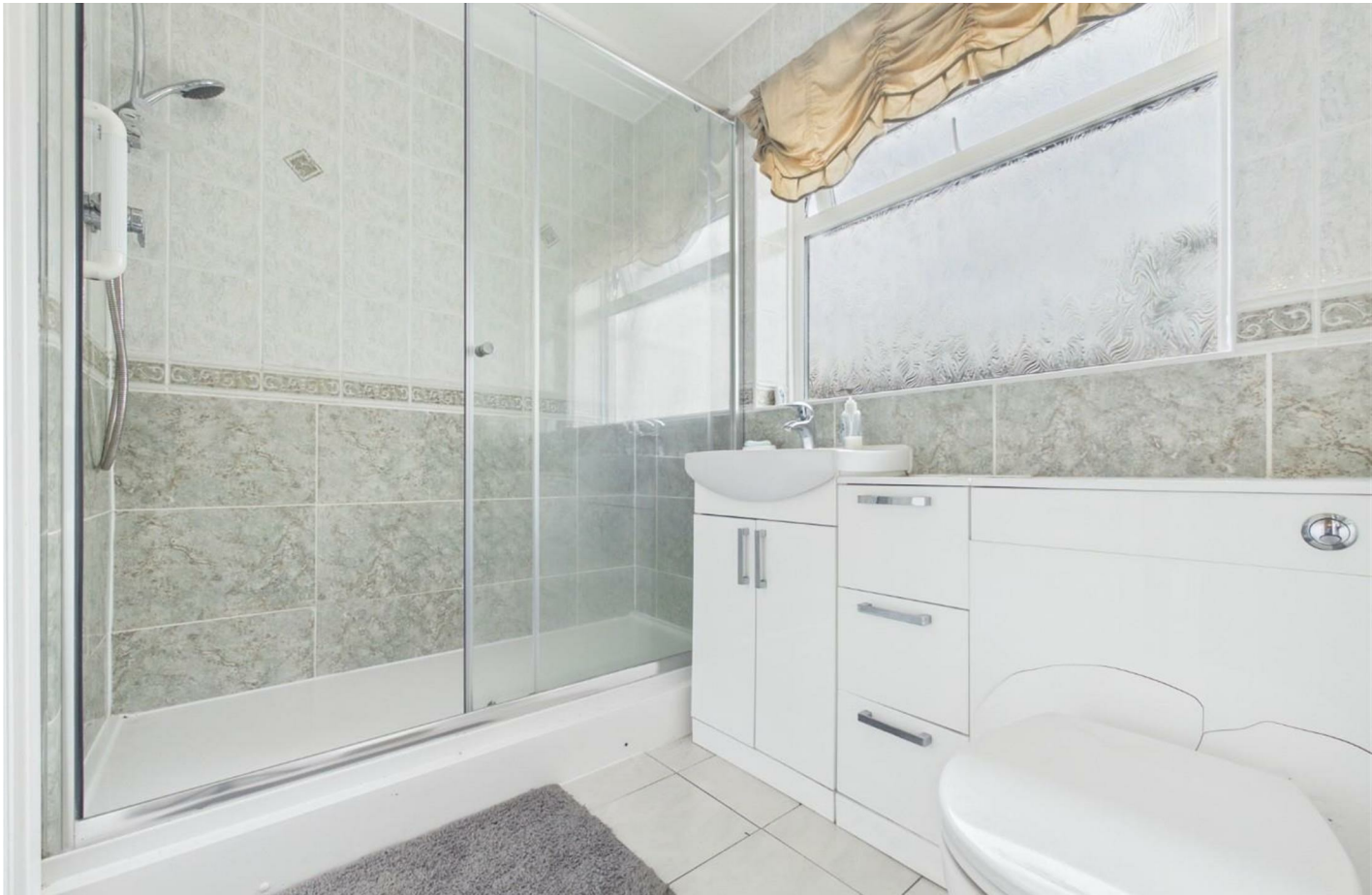
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Entrance Hall
3'5" x 17'1"
Carpeted flooring, one radiator, pendant light fitting and airing cupboard housing a brand new water tank.

Living Room
15'4" x 13'10"
Bright and spacious living room featuring carpet flooring, UPVC double glazed bay window to the front elevation, radiator, electric fire and chandelier-style light fitting.

Kitchen
9'10" x 10'6"
Fitted with a range of base and eye level units with laminate work surfaces and breakfast bar. Integrated slimline dishwasher, integrated fridge, gas double oven and induction hob with extractor fan above. Tiled flooring, spotlights, single stainless steel sink with mixer tap and UPVC double glazed window.

Utility Room
9'9" x 6'7"
Fitted with base and eye level units with space for washing



machine and tumble dryer. Stainless steel single bowl sink, strip lighting, carpet flooring, UPVC door and double glazed window to the side elevation.

Dining Room
9'10" x 9'4"

Carpet flooring, electric radiator, pendant light fitting and UPVC double glazed patio doors leading into the conservatory.

Bathroom
8'1" x 5'6"

Comprising walk-in shower cubicle with sliding glass door, vanity unit with porcelain basin, WC and mixer shower. Tiled flooring, radiator, storage/airing cupboard, light fitting and UPVC double glazed privacy window to the rear.

Conservatory
9'6" x 12'3"

Part brick construction with tiled flooring, power, lighting and electric radiator.

Master Bedroom
8'9" x 11'10"

Double bedroom with fitted wardrobes, carpet flooring, pendant light fitting, radiator and UPVC double glazed window to the rear.

Bedroom
13'10" x 8'11"

Carpet flooring, chandelier-style light fitting, UPVC double glazed bay window to the front elevation with additional porthole-style windows to either side and radiator.

Bedroom
7'10" x 8'8"

Carpet flooring, pendant light fitting, radiator and UPVC double glazed window to the rear.

Garage
8'2" x 15'10"

Up and over door, heat-only boiler, power and lighting.

Outside
Rear Garden

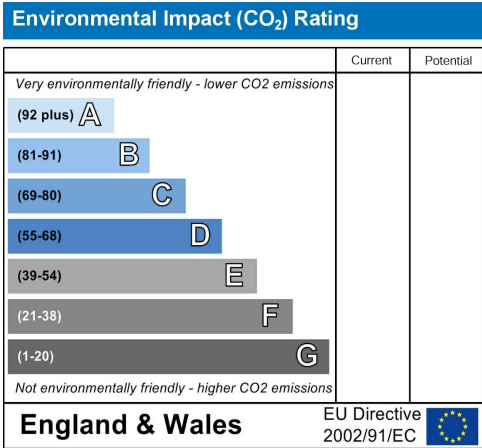
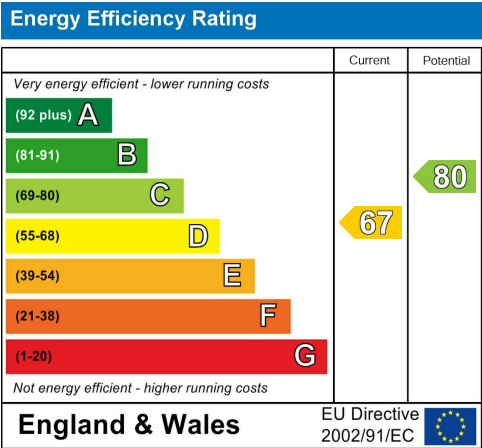
A south west facing rear garden comprising patio area, lawn, planted borders and shed, with side access to the front of the property. Outside power and water supply.

Front

Ramp access leading to the UPVC front door, gravelled frontage with planted borders and driveway providing off road parking.

Fixtures & Fittings

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.