

60 Coulson Road

Lincoln, LN6 7BG

Book a Viewing!

£235,000

Bay Fronted Three Bedroom Semi-Detached Home offered for sale with No Onward Chain. Recently redecorated and newly carpeted throughout, the property is ready for immediate occupation whilst still offering buyers the opportunity to further personalise and enhance the accommodation over time.

The accommodation comprises of an Entrance Hall, WC, Lounge, Dining Room, Kitchen, Three Bedrooms, Family Bathroom and gardens to the front and rear.





60 Coulson Road, Lincoln, LN6 7BG







LOCATION
Coulson Road is conveniently situated within Lincoln, occupying a popular residential position between Lincoln High Street and Tritton Road. The location provides excellent access to a wide range of everyday amenities, making it particularly appealing to first-time buyers, families and professionals alike.

The property is ideally placed for access to Tritton Road Retail Park, where a variety of national retailers, supermarkets, cafés and restaurants can be found. Lincoln city centre is also easily accessible, offering further shopping, leisure facilities, rail links and the city's historic attractions.

Combining excellent local amenities with convenient transport links and straightforward access into the city, Coulson Road remains a popular and established residential location.

ACCOMMODATION

ENTRANCE HALL
With UPVC window to the front aspect and radiator, stairs rise to the first floor landing and access to the ground floor accommodation.









CLOAKROOM/WC
Fitted with a WC and wash hand basin, tiled splashbacks, flooring and a frosted window.

LOUNGE
11' x 10' 8" (3.35m x 3.25m) With a bay fronted UPVC window to the front aspect, exposed original floorboards, radiator and an attractive feature fireplace with surround.

DINING ROOM
11' 9" x 10' 8" (3.58m x 3.25m) With exposed original floorboards, radiator, built-in storage cupboard and UPVC window overlooking the rear garden.

KITCHEN
Fitted with a range of wall and base units, worktop space, tiled splashbacks, a stainless steel sink with mixer tap, space for a cooker with extractor over, space and plumbing for a washing machine, space for a fridge/freezer, wall mounted gas boiler, dual aspect windows to the side and rear elevations, a pedestrian door provides direct access to the rear garden.

FIRST FLOOR LANDING
With access to all three bedrooms and the family bathroom, side facing UPVC window and access to the loft space.

BEDROOM 1
10' 8" x 10' 7" (3.25m x 3.23m) With UPVC window to the front aspect, radiator and feature fireplace.

BEDROOM 2
11' 9" x 10' 8" (3.58m x 3.25m) With UPVC window to the rear aspect, radiator and feature fireplace.

BEDROOM 3
8' 3" x 6' 5" (2.51m x 1.96m) With UPVC window to the rear aspect and radiator.

BATHROOM
Fitted with a three piece suite comprising bath with shower attachment over, WC and wash hand basin, tiled splashbacks, vinyl flooring, radiator and a frosted UPVC window to the front aspect.

OUTSIDE
To the rear of the property there is a deceptively spacious garden predominantly laid to lawn and complemented by paved seating areas, secure fencing and a useful garden shed. An additional side garden area further enhances the plot, creating a larger outdoor space than first anticipated and offering excellent potential for families, gardeners or those who enjoy entertaining.

To the front, the property sits behind mature hedging, providing a good degree of privacy, with on-street parking readily available nearby.



KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

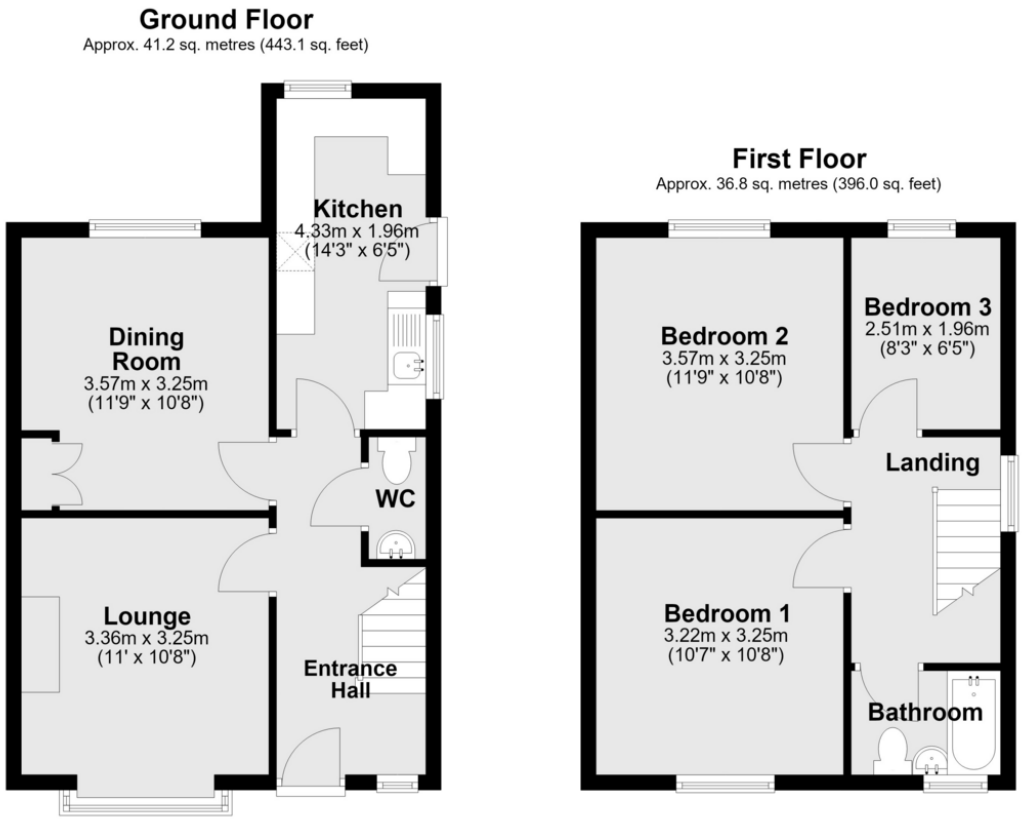
COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker



Total area: approx. 78.0 sq. metres (839.1 sq. feet)

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Our detailed website shows 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

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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.

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The Property Ombudsman