



34 Baker Crescent

Lincoln, LN6 0RN



[Book a Viewing!](#)

£183,000

A modern and well-presented two bedroom semi-detached home, ideally situated on the edge of the ever-popular Doddington Park development to the south of Lincoln and within easy reach of the picturesque Hartsholme Park. Offering comfortable and practical living accommodation throughout, the property comprises an Entrance Hall, spacious Lounge and a Kitchen Diner with access to the rear garden. To the First Floor there are two generous Double Bedrooms and a Family Bathroom. Externally, the property enjoys a lawned front garden, a substantial gravelled driveway providing ample off-road parking and a private enclosed rear garden backing onto attractive woodland, creating a peaceful setting. Offered for sale with No Onward Chain, this property would make an ideal first-time purchase or investment opportunity and viewing is highly recommended.



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

With staircase to the first floor and radiator.

LOUNGE

13' 6" x 12' 8" (4.14m x 3.87m) With double glazed window to the front aspect and radiator.

KITCHEN/DINER

12' 8" x 9' 9" (3.87m x 2.99m) Fitted with a range of wall and base units with work surfaces over, electric oven and hob with extractor fan over, stainless steel sink with side drainer and mixer tap over, spaces for a washing machine, fridge and freezer, tiled splashbacks, wall-mounted gas fired central heating boiler, radiator, double glazed window to the rear aspect and stable door to the rear garden.



FIRST FLOOR LANDING

BEDROOM 1

12' 8" x 8' 3" (3.87m x 2.54m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

12' 7" x 8' 6" (3.85m x 2.61m) With double glazed window to the front aspect, airing cupboard and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden with a large gravelled driveway providing off street parking for multiple vehicles. To the rear there is an enclosed garden laid mainly to lawn with a patio area, mature shrubs and a shed.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

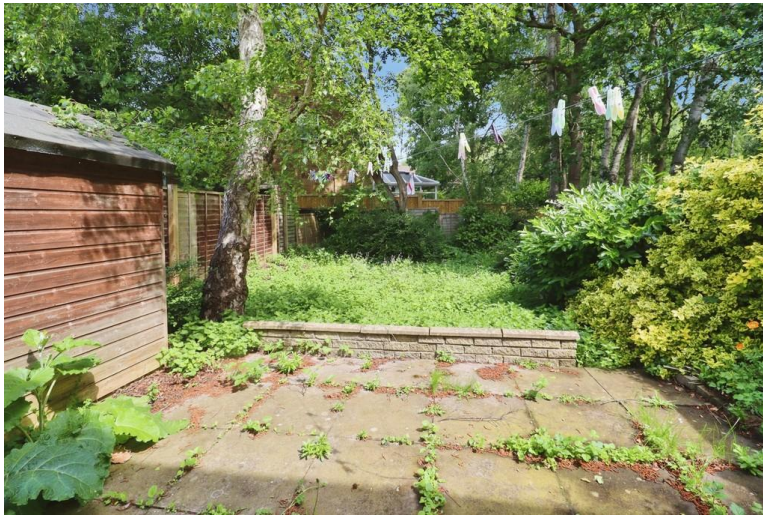
TENURE - Freehold.

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](#)





WEBSITE

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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.

GENERAL

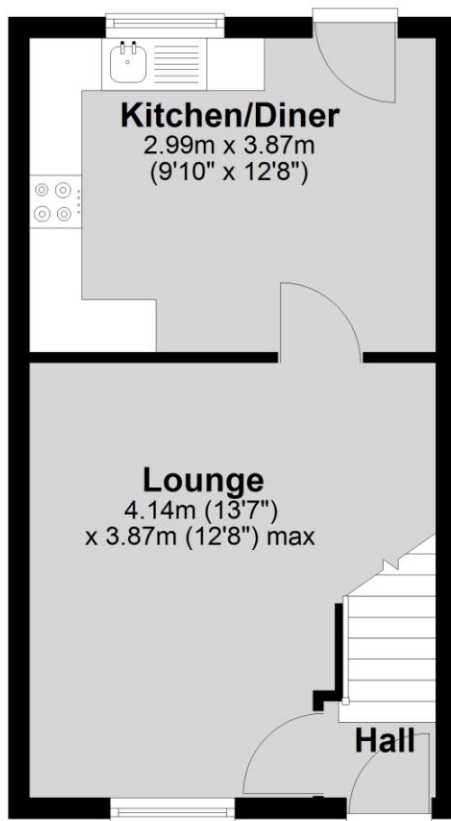
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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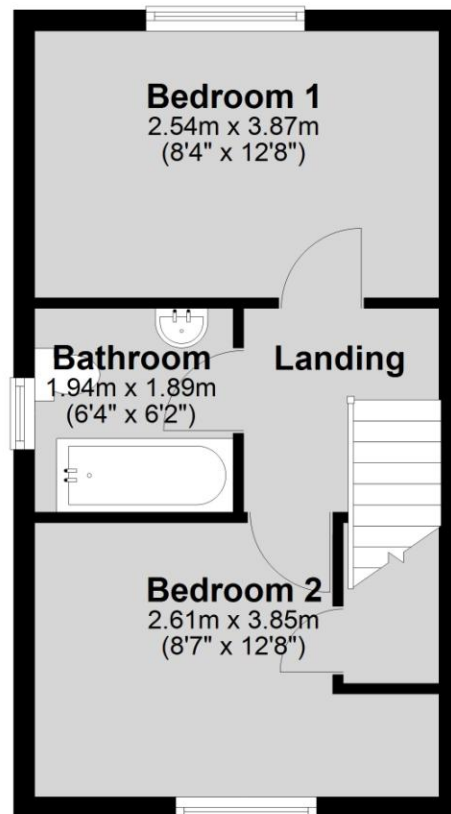
Ground Floor

Approx. 28.0 sq. metres (301.2 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 56.1 sq. metres (603.8 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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