



Elsham Crescent, Lincoln



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Offers in excess of £265,000



3



1



2

Key Features

- Three Bedrooms
- Detached Bungalow
- NO ONWARD CHAIN
- Virtual Viewing Available
- Sought After Location
- Double Garage & Driveway
- EPC Rating C
- Freehold





Detached THREE BEDROOM BUNGALOW located in the popular area of Doddington Park. The property is perfectly positioned within walking distance of the local Shops, School, Doctors and Hartsholme Country Park. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms and Family Bathroom. Externally to the front of the property there is a landscaped garden, driveway for up to three cars leading to a Double Garage. To the rear of the property there is an enclosed lawned garden with patio area.

Entrance Hall

Door to front elevation and radiator.

Lounge 15'9" x 14'9"

Window to front aspect and radiator.

Dining Room 10' x 8'8"

French doors to the rear aspect and radiator.

Kitchen 11'6" x 9'10"

Window to rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, four burner gas hob with extractor over, single electric oven, space and plumbing for washing machine and radiator.

Bedroom One 12'10" x 10'9"

Window to front aspect, fitted wardrobes and radiator.

Bedroom Two 10'9" x 8'11"

Window to rear aspect and radiator.

Bedroom Three 9'2" x 8'11"

Window to front aspect and radiator.

Bathroom

Window to rear aspect, radiator, wash basin, WC, shower enclosure and a panelled bath.

Outside 9'4" x 7'6" (2.8m x 2.3m)

Gardens to front and rear with lawn, gravelled areas and patio. Adjacent Driveway and double garage.

Double Garage

Up and over door, power and lighting.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



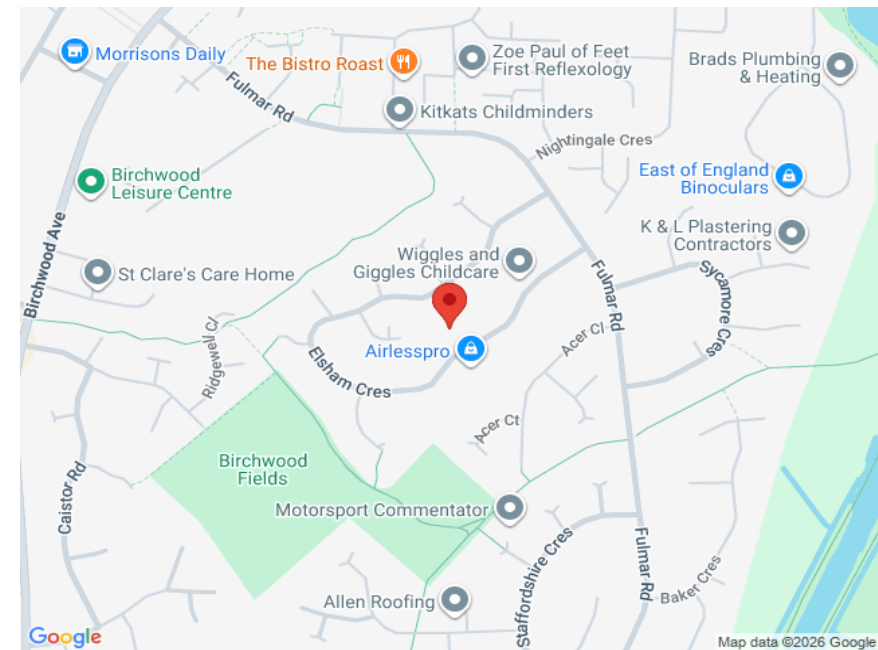
GROUND FLOOR



ELSHAM CRESCENT, LINCOLN, LN6 3YQ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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