



## 3 Sycamore Crescent

Lincoln, LN6 0RR



Book a Viewing!

**£260,000**

Situated in this popular residential location of Doddington Park, to the South of the Cathedral City of Lincoln, a well presented Two/Three Bedroom Detached Bungalow with versatile and spacious living accommodation comprising of a Hall, Lounge, Dining Room, Conservatory, Kitchen, Breakfast Room/Bedroom Three, Two further Double Bedrooms, Shower Room and an additional Cloakroom/WC. The property benefits from a gravelled driveway providing off street parking for multiple vehicles, a single garage, front garden and an enclosed rear garden. The property is being sold with no onward chain and viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – C.**

**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

### HALL

With airing cupboard, loft access point and radiator.

### LOUNGE

15' 8" x 11' 8" (4.80m x 3.57m) With double glazed bay window to the front aspect, gas fire set within a decorative fire surround and radiator.

### DINING ROOM

8' 8" x 7' 9" (2.65m x 2.37m) With double glazed sliding doors to the conservatory and radiator.

### CONSERVATORY

16' 4" x 7' 1" (5.00m x 2.16m) With double glazed French doors to the rear garden, laminate flooring and radiator.

### KITCHEN

9' 0" x 8' 9" (2.75m x 2.69m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker, washing machine and fridge freezer, tiled flooring and splashbacks, wall mounted gas fired central heating boiler, double glazed window to the rear aspect and door to the conservatory.

### BREAKFAST ROOM/BEDROOM 3

9' 0" x 7' 6" (2.76m x 2.29m) Formerly the third bedroom, with double glazed window to the rear aspect and radiator.

### BEDROOM 1

11' 9" x 9' 9" (3.60m x 2.98m) With fitted wardrobes over bed storage and bedside tables, double glazed windows to the front aspect and radiator.

### BEDROOM 2

9' 0" x 8' 10" (2.75m x 2.71m) With double glazed window to the rear aspect and radiator.

### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled flooring and splashbacks, radiator and double glazed window to the side aspect.

### SHOWER ROOM

Fitted with a three piece suite comprising of a shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls and floor, radiator and double glazed window to the front aspect.

### OUTSIDE

To the front of the property there is a lawned garden behind hedging with trees inset, gravelled driveway providing off street parking for multiple vehicles and access to the garage. The single garage has an up-and-over door to the front, double glazed window to the side, light and power. To the rear of the property there is an enclosed garden, laid mainly to lawn with patio seating area, raised decked seating area, mature trees and shrubs and garden shed.





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Sills & 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.

**CWHS, J Walter and Callum Lyman** will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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#### 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 roughly checked.

#### GENERAL

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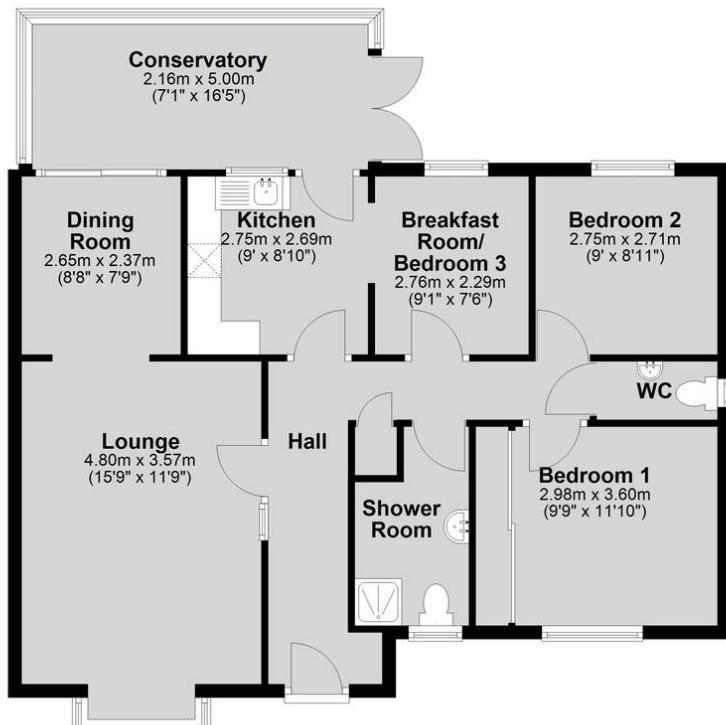
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### Ground Floor

Approx. 86.8 sq. metres (933.8 sq. feet)



Total area: approx. 86.8 sq. metres (933.8 sq. feet)

**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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