



31 Finningley Road

Lincoln, LN6 0UQ



Book a Viewing!

£270,000

An immaculate Two Bedroom Detached Bungalow, positioned within a quiet cul-de-sac in the ever-popular Doddington Park area of Lincoln. Offered for sale with no onward chain, this beautifully maintained home is presented in excellent condition throughout and briefly comprises of an Entrance Hall, Lounge/Diner, modern fitted Kitchen, Two Bedrooms, Bathroom and a Conservatory. Outside there is a detached garage and generous driveway parking. The property offers well planned single storey accommodation, ideal for those seeking a move ready home in a peaceful yet convenient location.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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

ENTRANCE HALL

Accessed via a UPVC front door, the welcoming entrance hallway provides access to both double bedrooms, bathroom, lounge/diner and kitchen. There is a built-in cupboard housing the wall mounted combi-boiler along with additional airing storage. Loft access is provided via a pull-down ladder, with the loft being boarded to offer useful additional storage space.

KITCHEN

11' 1" x 9' 9" (3.38m x 2.97m) A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces and tiled flooring. The kitchen includes an electric hob and electric oven, composite sink with drainer, hot and cold mixer tap, a range of integrated appliances including two fridges, freezer and washing machine, spotlights, radiator and a UPVC double glazed window overlooks the front garden.



LOUNGE/DINER

18' 5" x 11' 11" (5.61m x 3.63m) A bright and spacious reception room with UPVC double glazed window to the front aspect, additional side window allowing plenty of natural light. The room features a gas fire with decorative surround, radiator, ample space for both seating and dining furniture, and a glazed double panel door leads back into the hallway.



BEDROOM 1

11' 10" x 11' 10" (3.61m x 3.61m) A rear facing double bedroom with a UPVC double glazed window overlooking the garden, built-in sliding door wardrobe storage and radiator.

BEDROOM 2

8' 8" x 9' 10" (2.64m x 3m) A second rear facing double bedroom with a radiator, UPVC double glazed window to the side aspect and door leading directly into the conservatory, creating flexibility of use.

CONSERVATORY

12' 7 max" x 11' 4" (3.84m x 3.45m) A UPVC-built conservatory with half height brick wall construction, tiled flooring and electric radiator, ceiling fan, double French doors open onto the rear garden, making this an ideal additional reception or garden room. Access is available directly from the second bedroom.



BATHROOM

Fitted with a modern three piece suite comprising a WC, pedestal wash hand basin and generous shower enclosure with mermaid boarding, tiled flooring, inset spotlights, extractor fan, frosted UPVC window to the side aspect and an upright chrome towel radiator.



GARAGE

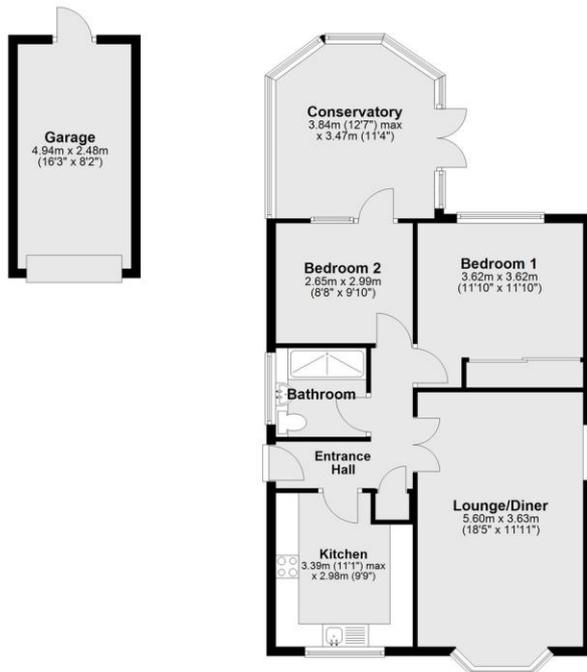
16' 3" x 8' 2" (4.95m x 2.49m) A single detached garage fitted with an electric roller-shutter door, power, lighting and with rear pedestrian access.

OUTSIDE

To the rear of the property there is a securely fenced garden, mainly laid to lawn with a generous patio area directly off the conservatory, ideal for outdoor seating and entertaining. There is side gate access, a pedestrian door into the garage, two garden sheds and a selection of mature shrubs and borders. To the front, the garden is mainly laid to lawn with a gravel driveway providing off-road parking for multiple vehicles and access to the detached garage. A gravel pathway leads to the front entrance.



Ground Floor



Total area: approx. 87.8 sq. metres (945.5 sq. feet)

WEBSITE

Our detailed website show 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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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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