



**23 Goodwood Way**

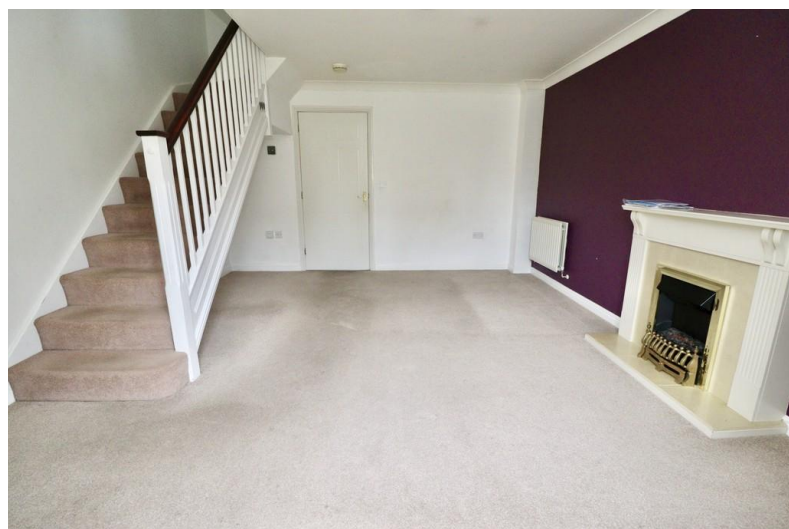
Lincoln, LN6 0FZ



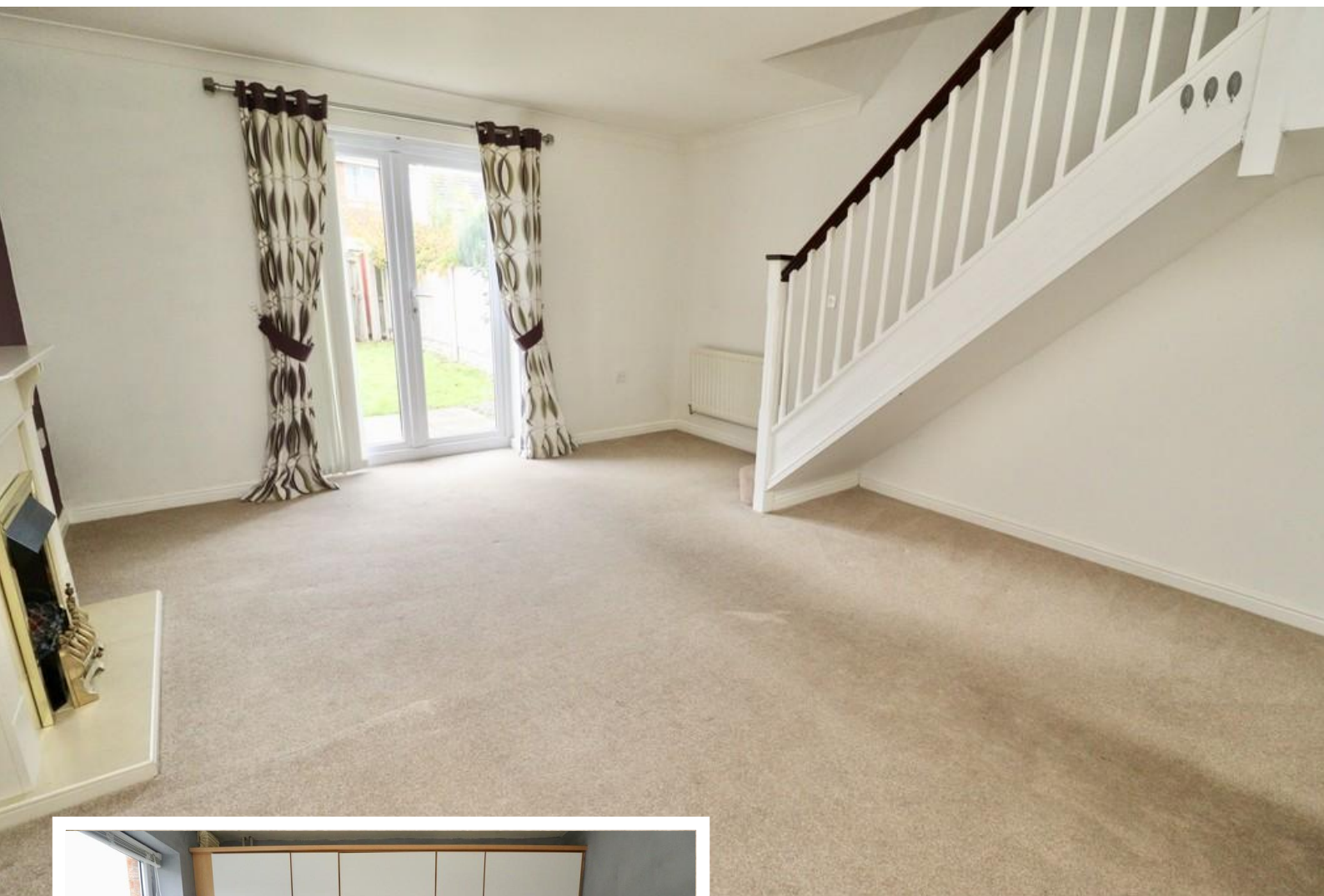
Book a Viewing!

**£155,000**

A Two Bedroom Mid Terraced House situated in the popular location of Doddington Park, just to the South of the Cathedral City of Lincoln. The internal accommodation briefly comprises of Hall, Cloakroom/WC, Kitchen, Lounge/Diner and a First Floor Landing leading to two Double Bedrooms and a modern Bathroom. The property benefits from a driveway for multiple vehicles and front and rear gardens. Viewing of the property is highly recommended. The property is being sold with the added benefit of No Onward Chain.







#### **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.

#### **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 storage cupboard and laminate flooring.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks and radiator.

### KITCHEN

8' 0" x 5' 6" (2.44m x 1.69m) Fitted with a range of wall and base units with work surfaces over, electric oven with gas hob and extractor fan, stainless steel sink with side drainer and mixer tap, spaces for fridge and washing machine, tiled splashbacks, cupboard housing the wall mounted gas fired central heating boiler and double glazed window to the front aspect.

### LOUNGE/DINER

15' 0" x 12' 11" (4.59m x 3.95m) With staircase to the first floor, double glazed French doors to the rear garden, electric fire set within a feature fire surround and radiator.

### FIRST FLOOR LANDING

### BEDROOM 1

12' 10" x 8' 0" (3.92m x 2.46m) With fitted wardrobes and drawers, two double glazed windows to the front aspect and radiator.

### BEDROOM 2

12' 11" x 9' 8" (3.94m x 2.97m) With double glazed window to the rear aspect, airing cupboard and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with rainfall shower and glass shower screen, wash hand basin in a vanity style unit with storage beneath and close coupled WC, tiled flooring and splashbacks and radiator.

### OUTSIDE

To the front of the property there is a lawned garden and a useful store. To the side of the property there is a driveway providing off street parking for multiple vehicles. To the rear there is an enclosed garden laid to lawn with patio seating area and garden shed.





#### WEBSITE

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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.

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

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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

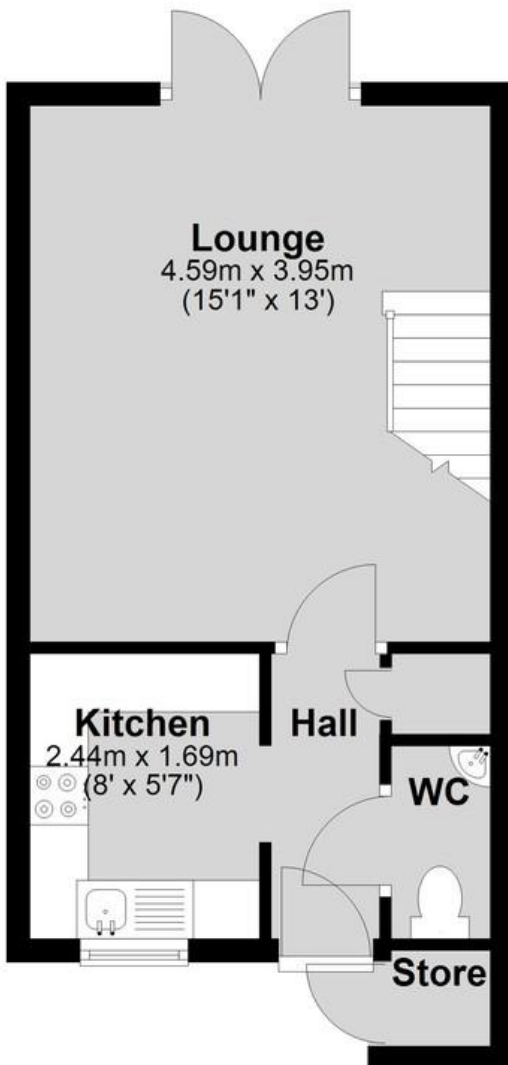
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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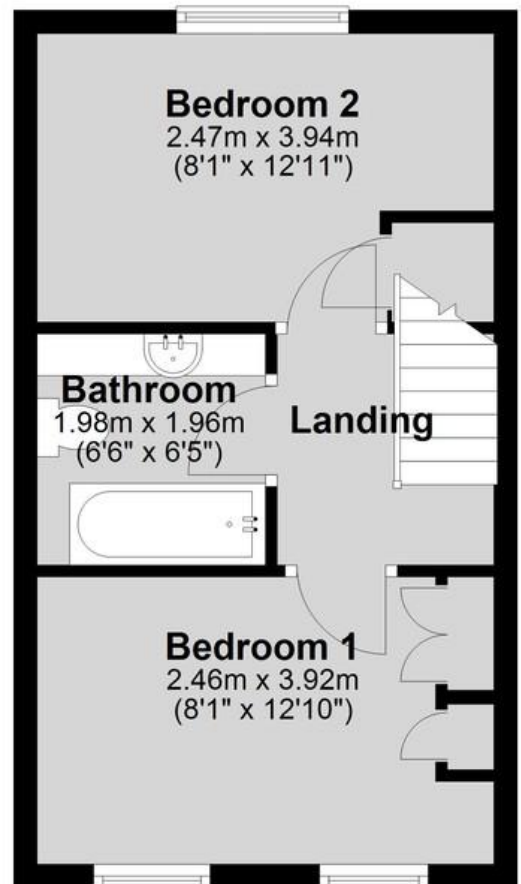
## Ground Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



## First Floor

Approx. 27.9 sq. metres (300.5 sq. feet)



Total area: approx. 56.3 sq. metres (605.5 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
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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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