



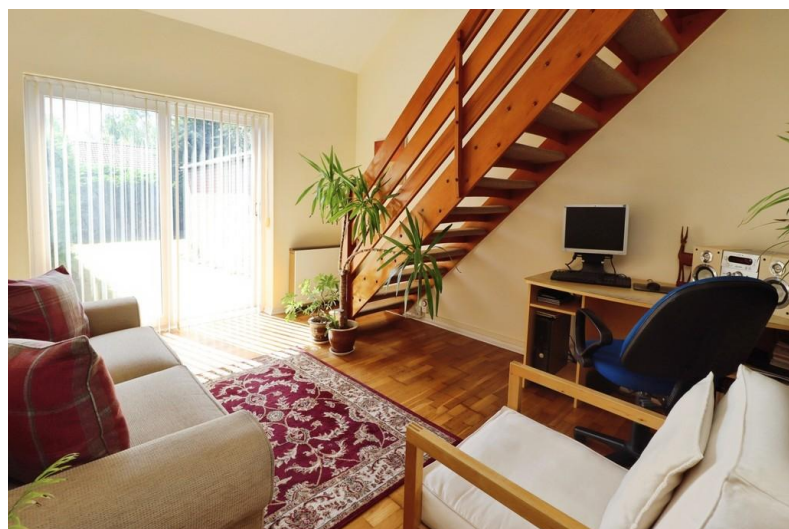
106 Fulmar Road
Lincoln, LN6 0LA



Book a Viewing!

£135,000

An ideal first time purchase, investment opportunity or home for those looking to downsize, this modern one bedroom property is situated in the popular Doddington Park area to the south of the Cathedral City of Lincoln. The well presented accommodation comprises an entrance hall, bathroom, fitted kitchen and a comfortable lounge, with a unique first floor mezzanine bedroom overlooking the living space below. Outside, the property benefits from a driveway providing ample off-street parking, a single garage and an enclosed rear garden, making it a fantastic home in a convenient location. Early viewing is highly recommended.





LOCATION

Located in a popular location on Doddington Park, south of Lincoln City and has easy access to a range of facilities along Tritton Road and into the City Centre. The A46 Bypass is also easily accessible. The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

ENTRANCE HALL

With storage cupboard, housing hot water cylinder.

BATHROOM

6' 1" x 5' 4" (1.86m x 1.64m) Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan and double glazed window to the front aspect.



KITCHEN

10' 11" x 6' 10" (3.35m x 2.10m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, extractor fan and space for fridge, cooker and washing machine.

LOUNGE

13' 2" x 10' 11" (4.02m x 3.35m) With staircase to the first floor, double glazed sliding patio doors to the rear garden, laminate flooring and storage heater.

MEZZANINE BEDROOM

10' 11" x 9' 11" (3.35m x 3.04m) With two double glazed windows to the front aspect.

OUTSIDE

To the front of the property there is a large gravelled driveway providing ample off-street parking and access to the garage. The single detached garage has up-and-over door to the front, light and power. To the rear of the property there is a garden laid mainly to lawn.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Electric storage heating.

EPC RATING — E.

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

Our detailed website shows 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](#)

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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<https://www.mundys.net/referral-fee/>

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 thoroughly checked.

GENERAL

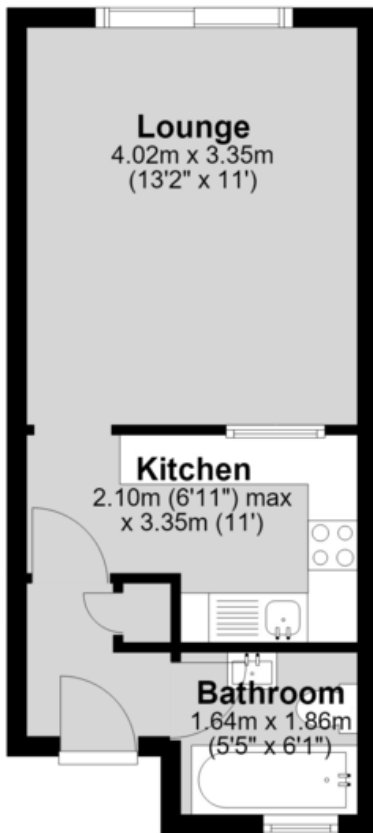
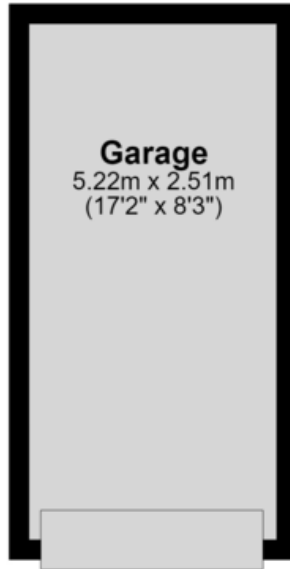
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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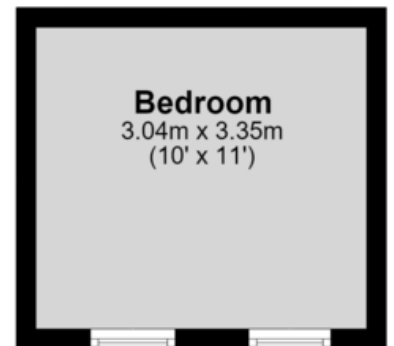
Ground Floor

Approx. 25.5 sq. metres (275.0 sq. feet)
(excluding Garage)



First Floor

Approx. 10.2 sq. metres (109.6 sq. feet)



Total area: approx. 35.7 sq. metres (384.6 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.