



1 Goxhill Close

Lincoln, LN6 3PN



Book a Viewing!

£190,000

Situated on an attractive low maintenance corner plot, this well presented two Bedroom Semi Detached Bungalow offers spacious accommodation throughout. The property features Entrance Porch, Lounge, fitted Kitchen, light filled side Conservatory, two double Bedrooms, a modern Shower Room and an additional rear Conservatory overlooking the garden. Outside, the property enjoys a generous corner position with a neat lawned frontage and beautifully landscaped side and rear gardens that are fully enclosed for privacy. Ample parking is provided via a large block paved driveway, with the added benefit of a further secure gated driveway leading to a single garage. An internal viewing is highly recommended to fully appreciate the quality and potential of this delightful home.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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

PORCH

With double glazed window to the side aspect.

LOUNGE

13' 1" x 12' 6" (4.01m x 3.82m) With double glazed bay window to the front aspect, laminate flooring and radiator.

KITCHEN

10' 1" x 6' 7" (3.08m x 2.02m) Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl sink with side drainer and mixer tap, spaces for fridge freezer and cooker, wall mounted gas fired central heating boiler, tiled flooring and splashbacks and double glazed window to the front aspect.

INNER HALLWAY

With storage cupboard.

BEDROOM 1

11' 6" x 8' 11" (3.51m x 2.74m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

9' 3" x 8' 4" (2.84m x 2.55m) With double glazed French doors to the conservatory and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, part tiled walls, tiled flooring and double glazed window to the side aspect.

REAR CONSERVATORY

7' 7" x 5' 11" (2.33m x 1.81m) With double glazed door to the rear garden.

SIDE CONSERVATORY

20' 10" x 5' 2" (6.36m x 1.58m) With double glazed French doors to the garden to the side and rear, plumbing for washing machine and tiled flooring.

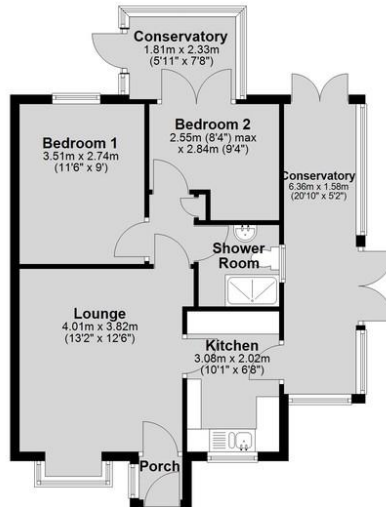
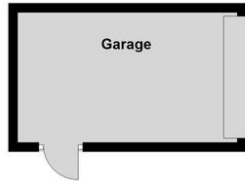
OUTSIDE

The property sits on a generous low maintenance corner plot. To the front of the property there is a lawned garden with mature shrubs and bushes adding privacy. To the side and rear there is an enclosed landscaped garden laid to patio with gravelled areas with shrubs and two garden sheds. There is a block paved driveway for multiple vehicles to the side of the property as well as a further secure gated driveway, leading to a single detached garage. The garage has an up and over door to the front, side personnel door, light and power.





Ground Floor
Approx. 73.6 sq. metres (791.9 sq. feet)



Total area: approx. 73.6 sq. metres (791.9 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

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.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, 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.

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

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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29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

