



228 Woodfield Avenue

Lincoln, LN6 0LT



Book a Viewing!

Offers Over £170,000

An exceptional and fully refurbished Two Bedroom End Terraced Home, located in the ever popular area of Doddington Park to the south of the Cathedral City of Lincoln. Finished to a high standard throughout, the property offers stylish and contemporary accommodation comprising an Entrance Hall, a spacious and inviting Lounge and a beautifully refitted Kitchen/Diner designed with modern living in mind. To the First Floor, a Landing provides access to Two well proportioned Double Bedrooms together with an impressive, newly fitted Shower Room. Externally, the property enjoys a gravelled front garden and a fully enclosed rear garden offering a private and low maintenance outdoor space. Ideally suited to first time buyers, this superb home is ready to move straight into and is highly recommended for viewing. NO CHAIN.



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SERVICES

Electricity, water and drainage mains services available. Electric Storage 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

ENTRANCE HALL

With staircase to the first floor and electric radiator.

LOUNGE

15' 3" x 13' 0" (4.66m x 3.97m) With double glazed window to the front aspect, under the stairs storage cupboard and electric radiator.

KITCHEN/DINER

13' 0" x 9' 9" (3.97m x 2.98m) Fitted with a stylish range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven and hob with extractor fan, spaces for washing machine and fridge freezer, spotlights, electric radiator, double glazed window to the rear aspect and door to the garden.



FIRST FLOOR LANDING

With spotlights and airing cupboard.

BEDROOM 1

13' 1" x 9' 10" (3.99m x 3.00m) With double glazed window to the rear aspect and electric radiator.

BEDROOM 2

10' 0" x 9' 9" (3.07m x 2.99m) With double glazed window to the rear aspect and electric radiator.



SHOWER ROOM

Refitted with a stylish three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity style unit with storage beneath and close coupled WC, part tiled walls, chrome towel radiator, shaver point, spotlights and double glazed windows to the side aspect.

OUTSIDE

To the front of the property there is a gravelled garden with shrubs inset. To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area.





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 & 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 Calum 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

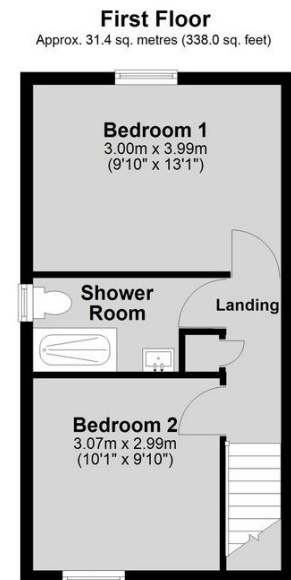
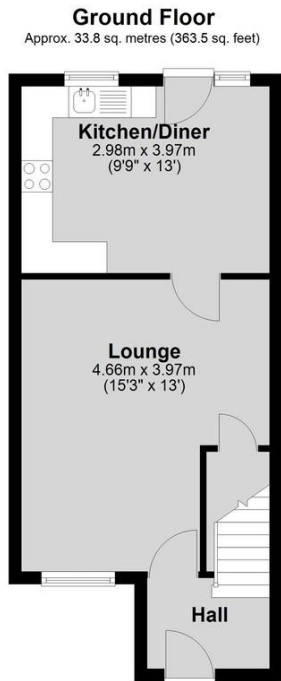
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are 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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Total area: approx. 65.2 sq. metres (701.4 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.

