



34 Baker Crescent

Lincoln, LN6 0RN



[Book a Viewing!](#)

Offers in Region of £180,000

A modern and well-presented two bedroom semi-detached home, ideally situated on the edge of the ever-popular Doddington Park development to the south of Lincoln and within easy reach of the picturesque Hartsholme Park. Offering comfortable and practical living accommodation throughout, the property comprises an Entrance Hall, spacious Lounge and a Kitchen Diner with access to the rear garden. To the First Floor there are two generous Double Bedrooms and a Family Bathroom. Externally, the property enjoys a lawned front garden, a substantial gravelled driveway providing ample off-road parking and a private enclosed rear garden backing onto attractive woodland, creating a peaceful setting. Offered for sale with No Onward Chain, this property would make an ideal first-time purchase or investment opportunity and viewing is highly recommended.



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 radiator.

LOUNGE

13' 6" x 12' 8" (4.14m x 3.87m) With double glazed window to the front aspect and radiator.

KITCHEN/DINER

12' 8" x 9' 9" (3.87m x 2.99m) Fitted with a range of wall and base units with work surfaces over, electric oven and hob with extractor fan over, stainless steel sink with side drainer and mixer tap over, spaces for a washing machine, fridge and freezer, tiled splashbacks, wall-mounted gas fired central heating boiler, radiator, double glazed window to the rear aspect and stable door to the rear garden.



FIRST FLOOR LANDING

BEDROOM 1

12' 8" x 8' 3" (3.87m x 2.54m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

12' 7" x 8' 6" (3.85m x 2.61m) With double glazed window to the front aspect, airing cupboard and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden with a large gravelled driveway providing off street parking for multiple vehicles. To the rear there is an enclosed garden laid mainly to lawn with a patio area, mature shrubs and a shed.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

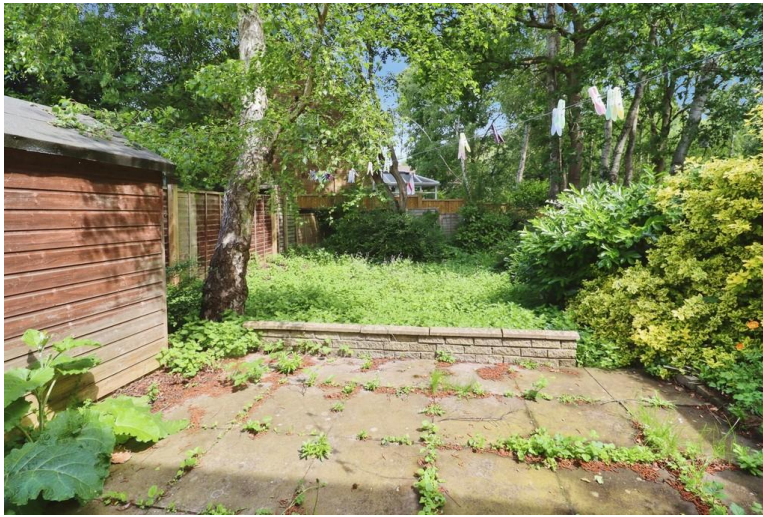
TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<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

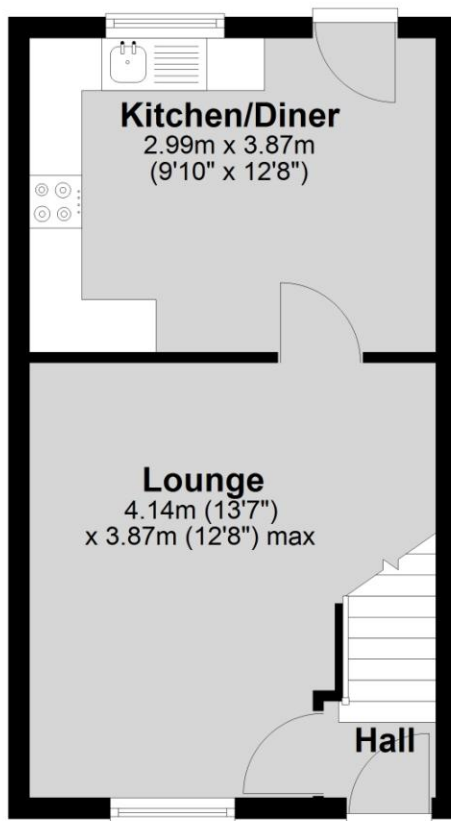
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

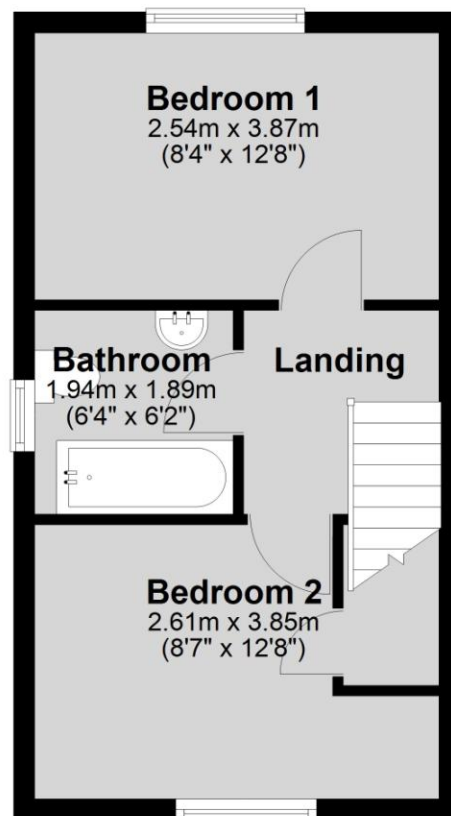
Ground Floor

Approx. 28.0 sq. metres (301.2 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 56.1 sq. metres (603.8 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.



www.mundys.net