

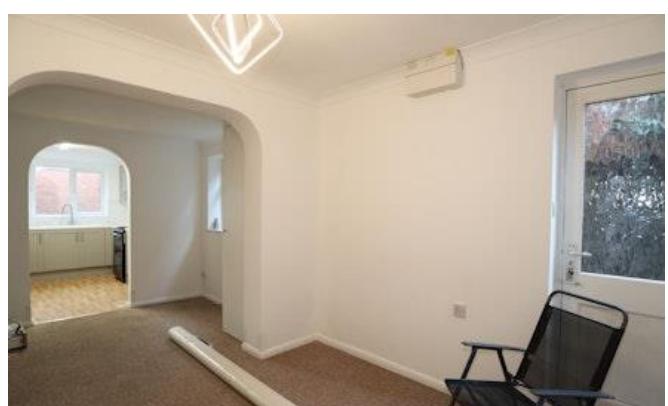


Elsham Crescent, Lincoln



**£235,000**

- Extended Detached Bungalow
- Three Bedrooms & Bathroom
- Garage & Parking
- Brand New Gas Combi Boiler
- Brand New Kitchen
- NO ONWARD CHAIN
- Freehold
- EPC rating TBC



**EXTENDED DETACHED THREE BEDROOM BUNGALOW.** Recently refurbished with New Kitchen, New Gas Central Heating Combi Boiler and Newly Decorated throughout. The bungalow is located in the popular area of Doddington Park, within walking distance of the local Schools, Shops and Doctors. The accommodation comprises; Entrance Hall, Lounge, Kitchen Diner, Snug, Three Bedrooms and Family Bathroom. Outside the property, there is an enclosed landscaped garden and patio area and a Detached Single Garage.

The property further benefits from Off Street Parking, Gas Central Heating, uPVC Double Glazing throughout and being sold with NO ONWARD CHAIN.

### Entrance Hall

With entrance door to the front aspect, airing cupboard and loft access.

### Lounge

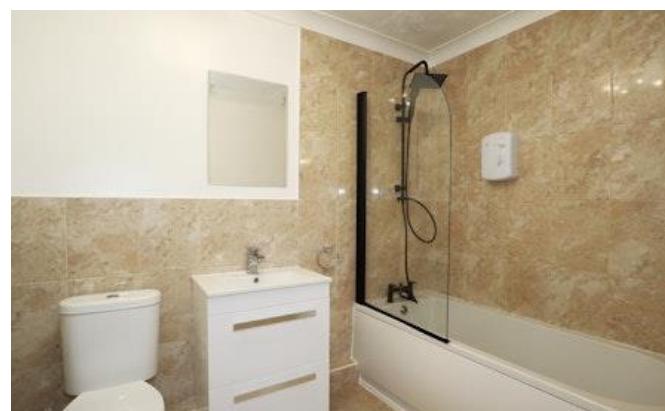
17'9" x 13'3" (5.4m x 4m)

With a window and French doors to the rear aspect, a decorative brick fireplace and radiator.

### Dining Room

17'1" x 7'4" (5.2m x 2.2m)

With a window and door to side aspect, wall mounted gas central heating boiler and radiator.



## Kitchen

10'5" x 8'9" (3.2m x 2.7m)

With a window to the rear aspect, a range of base and eye level units with inset sink unit, tiling to splash backs and plumbing and space for washing machine.

## Bedroom One

15'3" x 11'8" (4.6m x 3.6m)

With a bay window to the front aspect, window to the side aspect, built-in wardrobes and radiator.

## Bedroom Two

12'2" x 9'0" (3.7m x 2.7m)

With a window to the front aspect and radiator.

## Bedroom Three

9'11" x 8'10" (3m x 2.7m)

With a window to the side aspect and radiator.

## Bathroom

Fitted with a white bathroom suite comprising of low level wc, wash hand basin, panelled bath with glazed shower screen and wall mounted shower appliance over. Coving to ceiling, part tiled walls, extractor fan and radiator.



## Garage

With up and over door.

## Outside

To the front of the property is an open garden laid to lawn. To the rear is a small, enclosed garden laid to lawn and patio along with a detached single garage.

## Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
922 sq.ft. (85.7 sq.m.) approx.

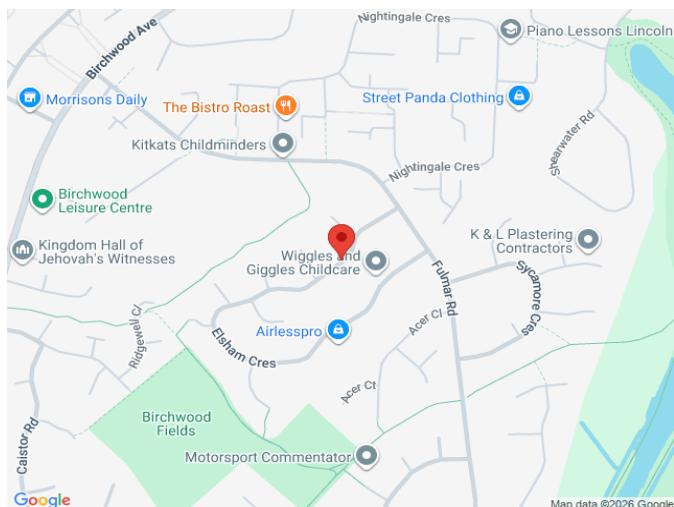
## Floorplan



ELSHAM CRESCENT, LINCOLN, LN6 3YZ

TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, rooms and other features are approximate and no warranty is given for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given that they are in working order or can be given. Made with Metricon ©2025



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