



18 Staffordshire Crescent
Lincoln

BROWN & CO



18 Staffordshire Crescent, Lincoln

A spacious detached bungalow located in the popular residential area of Doddington Park. The property has undergone a full scheme of refurbishment by the current seller and comprises of an entrance hall, living room, kitchen / dining room, master bedroom with en-suite, two further bedrooms and a family bathroom. Outside to the front is a lawn and gravel driveway which leads to a detached double garage.

To the rear is an enclosed lawned garden with paved patio.



ACCOMMODATION

Entrance Hall

Front entrance door, airing cupboard, loft access.

Living Room

Double glazed window to front, radiator, opening into:

Kitchen / Dining Room

Double glazed window and French doors to rear, drainer sink, worktops, base and eye level storage units, integrated hob with extractor over, oven, microwave and fridge freezer, integrated washer/dryer, tiled splash backs, radiator.

Bedroom One

Double glazed window to rear, radiator.

En Suite

Double glazed window to rear, WC, vanity wash basin, shower, heated towel rail.

Bedroom Two

Double glazed window to front, built in wardrobes, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, WC, vanity wash basin, bath with wall mounted shower unit over, heated towel rail.

Outside

To the front is a lawn and gravel driveway which provides parking for several vehicles and space for motorhome or caravan. The driveway leads to a detached double garage and to the rear is a lawn and paved patio area.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C

MOBILE

We understand from the Ofcom website there is good mobile coverage from EE, O2, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

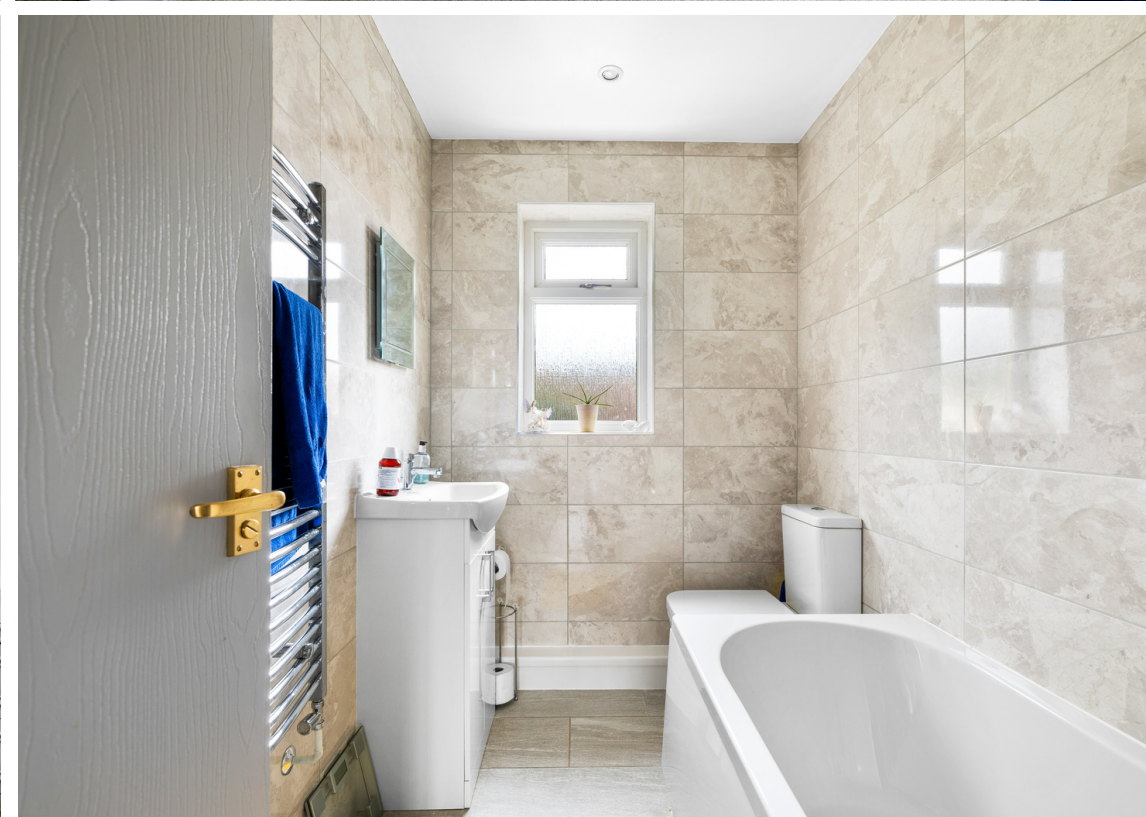
Viewing of this property is strongly recommended. If you would like to view the property, Please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

01522 504304

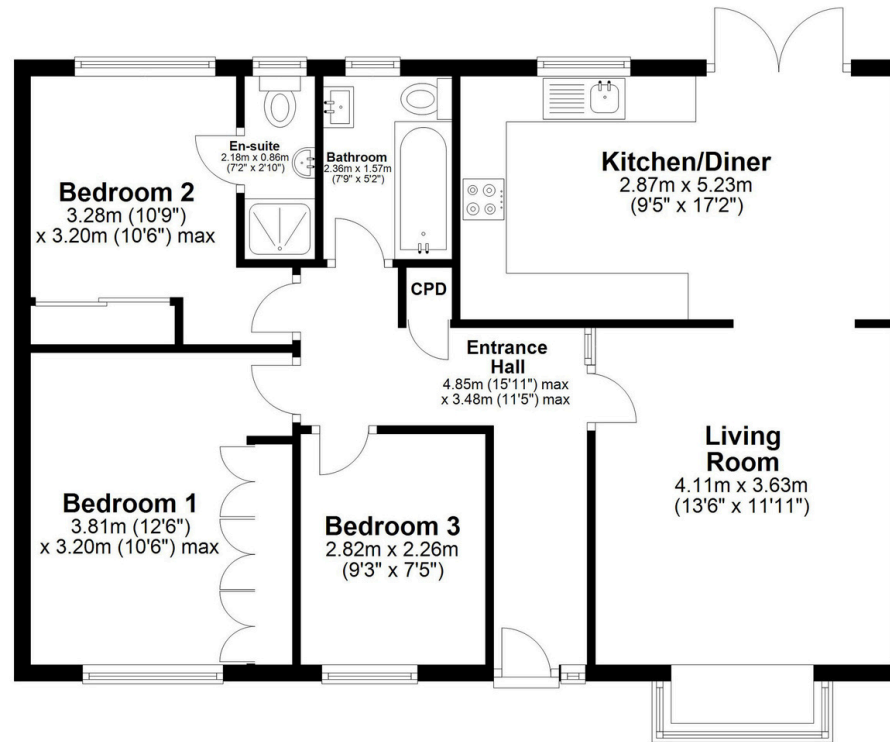
lincolnresidential@brown-co.com





Ground Floor

Approx. 75.7 sq. metres (814.7 sq. feet)



Total area: approx. 75.7 sq. metres (814.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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