

26 Kingsdown Road

Lincoln, LN6 0FB

Book a Viewing!

£185,000

A Three-bedroom end-terraced home tucked away within a pleasant residential position and ideally suited to first-time buyers. The property has been improved by the current owners, including the installation of a contemporary kitchen approximately six months ago and a recently updated bathroom suite. Ready to move straight into, the property offers modern accommodation together with an enclosed garden and allocated parking. The accommodation comprises of an entrance hall, WC, lounge, kitchen/diner, three bedrooms, and a family bathroom. There is an enclosed rear garden and two allocated parking spaces.





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LOCATION

The property is situated within the popular Doddington Park area of Lincoln, offering an excellent balance between residential living and everyday convenience. The location is particularly popular with first-time buyers, young families and professionals thanks to its excellent transport links and comprehensive range of local amenities. The property is within easy reach of Birchwood Nature Park, providing attractive open green space and walking routes, whilst a variety of local shops, supermarkets, public houses, healthcare facilities and schooling can all be found nearby. The wider Birchwood area continues to be one of Lincoln's most convenient suburban locations. For commuters, the property benefits from excellent access into Lincoln city centre, whilst the nearby A46 bypass provides straightforward links to Newark, the A1 and surrounding areas.

ACCOMMODATION

ENTRANCE HALL
Accessed via a UPVC entrance door, with flooring and access to the ground floor accommodation.

WC
Fitted with a WC and wash hand basin, radiator, frosted UPVC window to the front aspect and a wall-mounted gas combination boiler.









KITCHEN/DINER
14' 6" x 9' 2" (4.42m x 2.79m) A recently fitted kitchen comprising a comprehensive range of modern wall-mounted cupboard and base units with complementary work surfaces. Features include integrated bin storage, a stainless-steel sink with mixer tap, eye-level oven, induction hob with extractor over, space and plumbing for a washing machine, space for a fridge/freezer, laminate flooring, radiator, ample space for a dining table, windows to both the side and rear aspects and a UPVC door providing direct access to the garden.

LOUNGE
14' 9" x 14' 6" (4.5m x 4.42m) A comfortable reception room with radiator, staircase rising to the first floor landing, sliding patio doors provide direct access onto the rear garden and allow plenty of natural light into the space.

FIRST FLOOR LANDING
Providing access to all three bedrooms and the family bathroom.

BEDROOM 1
13' 1" x 8' 3" (3.99m x 2.51m) A double bedroom overlooking the rear garden with UPVC window and radiator.

BEDROOM 2
10' 10" x 10' 4" (3.3m x 3.15m) A further double bedroom with UPVC window to the rear aspect, radiator and useful built-in airing cupboard storage together with additional fitted wardrobe space.

BEDROOM 3
8' 11" x 5' 11" (2.72m x 1.8m) A versatile third bedroom currently utilised as a home office with a UPVC window to the front aspect and radiator. The room could also be utilised as a nursery, dressing room, hobby room or guest bedroom.

BATHROOM
Recently updated and fitted with a modern suite comprising bath with mains shower over, WC and wash hand basin with vanity storage, heated towel radiator, extractor fan and frosted UPVC window.

OUTSIDE
To the side of the property there are two allocated parking spaces, conveniently positioned adjacent to the home. The rear garden is securely enclosed and enjoys a good degree of privacy. Predominantly laid to lawn, the garden also incorporates paved patio seating areas, a raised decked entertaining space and a useful garden shed.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

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

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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.

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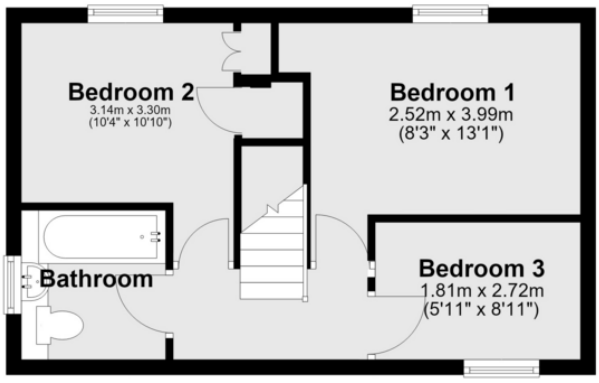
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Ground Floor
Approx. 35.5 sq. metres (382.3 sq. feet)



First Floor
Approx. 32.8 sq. metres (352.7 sq. feet)



Total area: approx. 68.3 sq. metres (734.9 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 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.