



## 6 Waltham Road

Lincoln, LN6 0SD



Book a Viewing!

**£250,000**

A Detached Two Bedroom Bungalow occupying a desirable corner plot position within the popular Doddington Park area of Lincoln, offering well presented accommodation comprising an Entrance Hallway, Lounge Diner, Conservatory, a modern fitted Breakfast Kitchen, along with two well appointed Bedrooms, a Family Bathroom and a separate WC. With the property further benefiting from low maintenance hard landscaped gardens, a gated driveway providing off-road parking, and a detached garage.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Waltham Road is situated within the well-established and popular residential area of Doddington Park, located to the south-west of Lincoln City Centre. The area is well served by a range of local amenities including shops, schools, and regular bus services providing easy access into Lincoln's historic City Centre, university, and mainline railway station. Excellent road links are available via the nearby A46 and A57, making the location ideal for commuters travelling towards Newark, Nottingham, and the wider region. The area also benefits from nearby green spaces and everyday conveniences, making it a sought after location for a wide range of buyers.



## ACCOMMODATION

### INNER HALLWAY

With uPVC front entrance door, doors leading to the lounge diner, kitchen, shower room, two bedrooms, WC and fitted with a radiator.

### LOUNGE

15' 5" x 11' 5" (4.72m x 3.49m) With uPVC bay window to the front elevation, radiator, electric fire with feature surround, archway leading through to the dining area and uPVC double doors opening into the entrance hallway.

### DINING ROOM

8' 3" x 7' 7" (2.54m x 2.33m) Providing space for a dining table, with uPVC door and window leading into the conservatory.

### CONSERVATORY

9' 1" x 8' 11" (2.77m x 2.73m) With uPVC windows and door opening to the rear garden, vertical radiator, power and lighting.

### KITCHEN/DINER

16' 4" x 8' 11" (4.99m x 2.74m) Fitted with a range of modern wall and base units with complementary work surfaces, composite sink and drainer with mixer tap, tiled flooring, partially tiled walls, integrated electric oven and microwave combination oven, gas hob with extractor over, integrated fridge, space for a washing machine, radiator, two uPVC windows and a uPVC door provide access to the rear garden, a breakfast bar area and space for a breakfast table.



### BEDROOM 1

11' 8" x 9' 8" (3.57m x 2.95m) With two uPVC windows to the front elevation, radiator and a range of fitted bedroom furniture.

### BEDROOM 2

8' 8" x 8' 6" (2.65m x 2.61m) With uPVC window to the rear elevation, radiator and fitted bedroom furniture.

### WC

With uPVC window to the side elevation, WC, wash hand basin and radiator.

### SHOWER ROOM

8' 0" x 6' 1" (2.46m x 1.87m) With uPVC window to the front elevation, tiled flooring and walls, WC, wash hand basin, towel radiator and shower enclosure with Mermaid boarding.

### OUTSIDE

To the front of the property there are easy maintenance gardens with hard standing and decorative gravel beds. To the side there is off-street parking providing access to the detached garage. To the rear of the property there are a variety of seating areas, decorative gravel beds and a block-paved area providing access via double gates to the front, offering additional off-street parking. There is also pedestrian access to the garage.





## GARAGE

21' 7" x 8' 3" (6.58m x 2.53m) Detached garage with up-and-over door to the front, uPVC windows, side access door, power and lighting.



## 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](http://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.

## REFERRED 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 Walker and Calum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct them 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 them 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

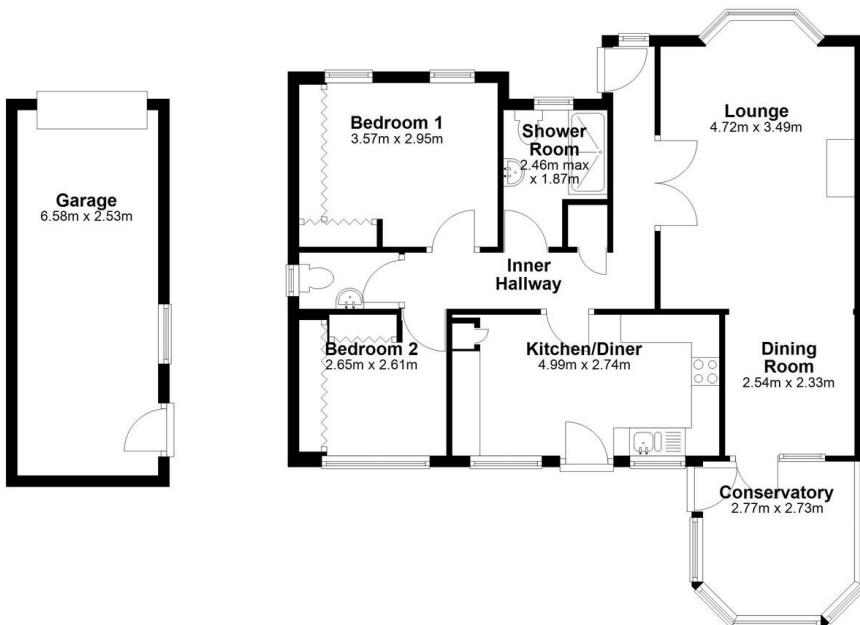
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## Ground Floor

Approx. 94.7 sq. metres



Total area: approx. 94.7 sq. metres

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Plan produced using PlanUp.

6 Waltham Road

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 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.



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