



**40 Tudor Road**  
Lincoln, LN6 3LL

**£280,000**

A well-presented three bedroom detached family home positioned in the popular Doddington Park area of Lincoln. The property has been greatly improved by the current owners and has been extended with a Garden Room to the rear. The property has internal accommodation to comprise of an Inner Hallway, Ground Floor WC, Lounge with log burner and leading into a Dining Room, Garden Room and modern fitted Kitchen with an integral Garage to the side. The First Floor Landing gives access to three well-appointed Bedrooms with fitted wardrobes to Bedrooms One and a luxury Family Bathroom. Outside to the front of the property there is a lawned Garden, mature shrubs, trees and a Driveway providing off-street parking and giving vehicular access to the Garage with an EV charging point. To the rear of the property there is a range of paved areas, a lawned Garden, woodland path and two garden sheds. Viewing of the property is essential to appreciate the position and location of the property.





**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.

**DIRECTIONS**

Heading out of Lincoln on Doddington Road, turn right onto Birchwood Avenue and then right onto Fulmar Road. Turn right again onto Tudor Road and proceed along where the property can be located after the third right hand turning.

**LOCATION**

Located in a popular location on Doddington Park, South of Lincoln City, close to Birchwood shopping precinct and within easy access to further facilities along Tritton Road and into the City Centre. The A46 Bypass is also easily accessible.





## ACCOMMODATION

### INNER HALLWAY

With door to the front aspect, stairs to the First Floor Landing and doors leading into the WC and the Lounge.

### WC

With window to the front aspect, WC, wash hand basin and radiator.

### LOUNGE

14' 10" x 14' 8" (4.54m x 4.49m), with fireplace with log burner, archway leading to the Dining Room, UPVC walk-in bay window to the front aspect and radiator.

### DINING ROOM

10' 0" x 9' 3" (3.07m x 2.82m), with UPVC sliding doors to the Garden Room, door to the Kitchen, space for a dining table, understairs storage cupboard and radiator.

### KITCHEN

10' 4" x 8' 2" (3.15m x 2.51m), with leaded UPVC window to the rear aspect, UPVC door to the side aspect, fitted with a range of modern base units and drawers with granite work surfaces over, sink with mixer tap and granite drainer, integral oven, four ring electric hob with extraction above and spaces for a dishwasher, fridge freezer and washing machine.

### GARDEN ROOM

9' 7" x 11' 9" (2.93m x 3.59m), with UPVC windows and double doors to the Rear Garden.



### LANDING

With UPVC window to the side aspect, doors to the Bathroom and three Bedrooms and airing cupboard.

### BEDROOM 1

12' 11" x 10' 7" (3.96m x 3.23m), with walk-in UPVC bay window to the front aspect, a range of fitted wardrobes and radiator.

### BEDROOM 2

10' 6" x 10' 2" (3.22m x 3.11m), with UPVC window to the rear aspect and radiator.

### BEDROOM 3

8' 10" x 6' 10" (2.70m x 2.10m), with UPVC window to the front aspect and radiator.



### BATHROOM

6' 10" x 7' 2" (2.10m x 2.20m), with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator and part-tiled walls.

### GARDENS

To the front of the property there is a lawned Garden, flowerbeds, mature shrubs, trees, gated access to the side and a block paved Driveway providing off-street parking for vehicles and giving vehicular access to the Garage and pedestrian access to the front door. To the rear of the property there is a woodland path area, a range of mature shrubs, trees, lawned area and two sheds.





## GARAGE

17' 10" x 9' 4" (5.45m x 2.85m), with roller electric door to the front aspect, EV charging point, window and door to the rear aspect, 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.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gibson 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.

CMH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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 then 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 roughly checked.

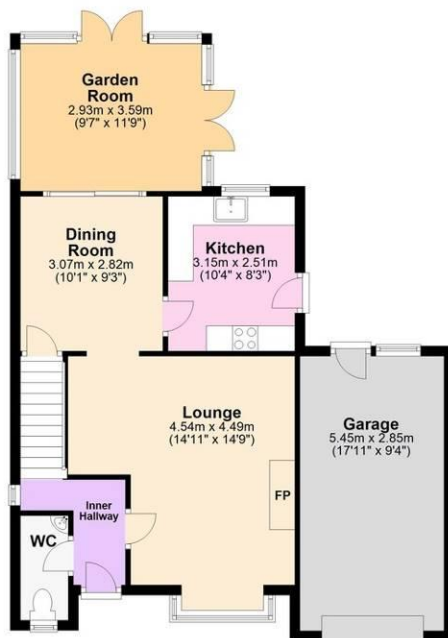
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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice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

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### Ground Floor



### First Floor



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