



81 Grange Crescent

Lincoln, LN6 8BY

£289,950

A fully refurbished three bedroom detached bungalow backing onto open fields and offering fantastic views towards Waddington Hill. The immaculate and spacious internal accommodation briefly comprises of Hall, Lounge, Kitchen Diner, Conservatory, three Bedrooms and modern Bathroom. The property further benefits from a front garden with a driveway providing off street parking, a single garage and a generous rear garden with open views over farmland. Viewing of the property is highly recommended to appreciate the standard of accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property sits on the border of Lincoln and North Hykeham. The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University. The popular residential area of North Hykeham is located South West of Lincoln, with a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 Bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.



ACCOMMODATION

HALL

With laminate flooring, radiator and spotlights.

LOUNGE

14' 6" x 10' 11" (4.44m x 3.35m) With double glazed French doors to the conservatory, laminate flooring and radiator.

KITCHEN DINER

11' 9" x 11' 3" (3.60m x 3.43m) Fitted with a range of modern wall and base units with wood work surfaces over, ceramic Belfast sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, integrated fridge, space for washing machine, wall mounted gas fired central heating boiler, tiled flooring, tiled splashbacks, spotlights, under counter lights, radiator, double glazed windows to the side and rear aspects and door to the garden.

CONSERVATORY

12' 3" x 11' 9" (3.75m x 3.60m) With double glazed French doors to the garden, double glazed windows to all aspects giving open field views, laminate flooring and electric radiator.

BEDROOM 1

11' 10" x 10' 11" (3.63m x 3.33m) With double glazed bow window to the front aspect and radiator.

BEDROOM 2

10' 0" x 8' 6" (3.05m x 2.61m) With double glazed window to the side aspect, laminate flooring and radiator.

BEDROOM 3

10' 11" x 6' 11" (3.35m x 2.13m) With double glazed window to the front aspect, laminate flooring and radiator.

BATHROOM

8' 7" x 4' 9" (2.64m x 1.45m) Fitted with a three piece suite comprising of panelled bath with electric shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled walls, tiled flooring, chrome towel radiator, spotlights and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a garden with mature shrubs, flowerbeds and a gravelled driveway providing off street parking for multiple vehicles and giving access to the single garage. To the rear of the property there is an enclosed rear garden with mature shrubs and flowerbeds, patio seating area and beautiful open views over farmland and towards Waddington Hill.

GARAGE

15' 7" x 7' 8" (4.75m x 2.34m) With double doors to the front aspect and windows to side and rear aspects.





WEBSITE

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

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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.

GENERAL

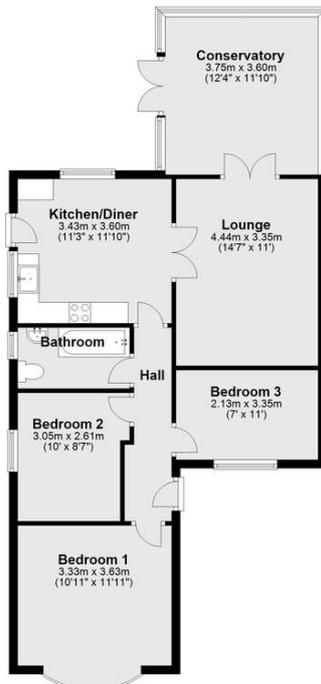
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Ground Floor

Approx. 78.9 sq. metres (849.5 sq. feet)



Total area: approx. 78.9 sq. metres (849.5 sq. feet)

For illustration purposes only. Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

