



62 Elsham Crescent

Lincoln, LN6 3YS



Book a Viewing!

£300,000

A well presented Three Bedroom Detached Bungalow conveniently situated within this popular residential location to the South of the Cathedral City of Lincoln. The property offers spacious living accommodation, comprising of Entrance Porch, Lounge, Dining Room, Conservatory, fitted Kitchen, Inner Hallway leading to Three Bedrooms and the Family Bathroom. Outside, there are well maintained gardens to both the front and rear, driveway and integral single garage. Viewing of this property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

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



ACCOMMODATION

ENTRANCE PORCH

With main entrance door.

LOUNGE

16' 1" x 15' 4" (4.9m x 4.67m) With UPVC bay window to the front elevation, coving to ceiling, electric fire and surround and two radiators.

DINING ROOM

11' 10" x 8' 8" (3.61m x 2.64m) With double glazed sliding patio doors to conservatory, coving to ceiling and radiator.

CONSERVATORY

14' 2" x 9' 4" (4.32m x 2.84m) With UPVC windows and UPVC patio double doors and tiled floor.



KITCHEN

11' 4" x 8' 4" (3.45m x 2.54m) Fitted with a range of wall and base cupboards, drawers and worksurfaces, fitted oven, gas hob and extractor hood, 1½ bowl sink unit and drainer, integral fridge, plumbing for washing machine, part tiled surround, UPVC window to the rear elevation and UPVC side entrance door.

INNER HALLWAY

With radiator and access to roof void.

BEDROOM 1

12' 4" x 10' 8" (3.76m x 3.25m) With UPVC window to the front elevation and radiator.



BEDROOM 2

12' 4" x 8' 9" (3.76m x 2.67m) With UPVC window to the front elevation and radiator.

BEDROOM 3

11' 10" x 7' 0" (3.61m x 2.13m) With UPVC window to the front elevation and radiator.

FAMILY BATHROOM

7' 3" x 8' 4" (2.21m x 2.54m) Suite comprising of bath, fitted shower cubicle, WC and wash hand basin with vanity cupboard below, tiled floor, part tiled surround, towel radiator, airing cupboard with hot water cylinder and UPVC window to the side elevation.

OUTSIDE

There are well maintained gardens to both the front and rear. The front garden with lawned area, variety of flowerbeds and shrubs. There is a block paved driveway providing off-road parking and access to the integral single garage. Side gated access leading to the rear garden, well maintained rear garden with shaped lawned area, a patio, a shed, wide variety of flowerbeds, shrubs and borders.





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

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 – HOW 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. Walter and Callum Lyman will be able to provide information and 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

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

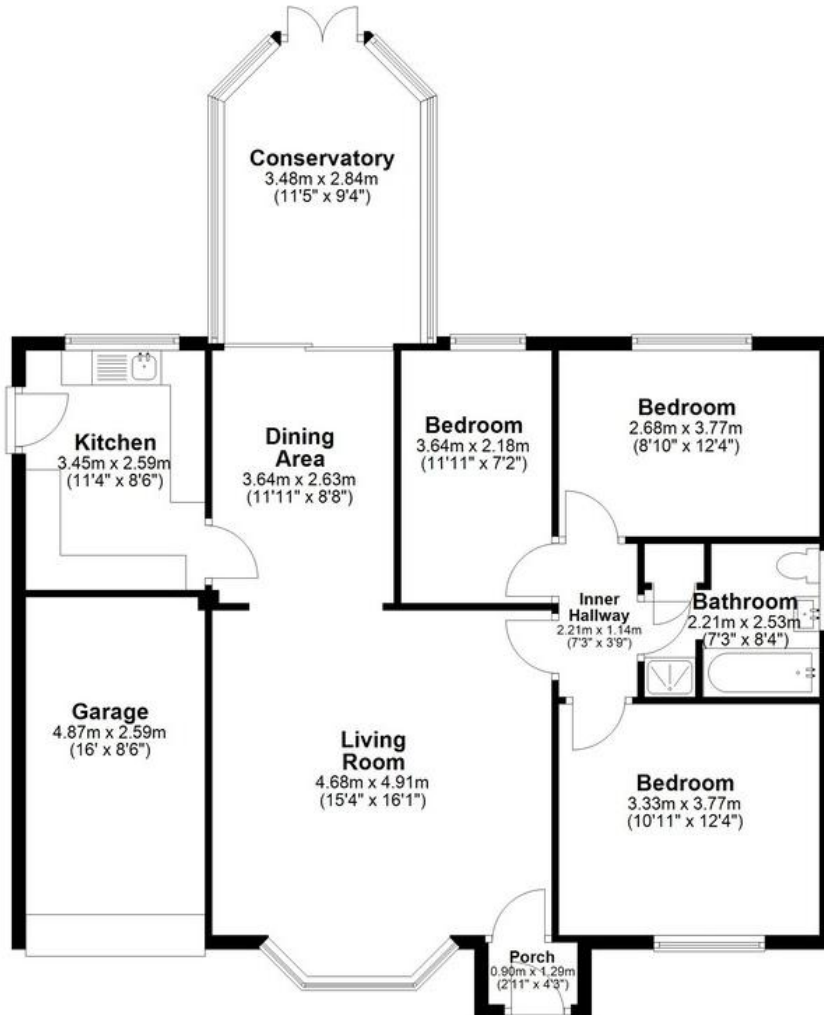
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 110.2 sq. metres (1185.8 sq. feet)



Total area: approx. 110.2 sq. metres (1185.8 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

62 Elsham Crescent, Lincoln

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.



www.mundys.net