



## 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** – D.

**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

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#### 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 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 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

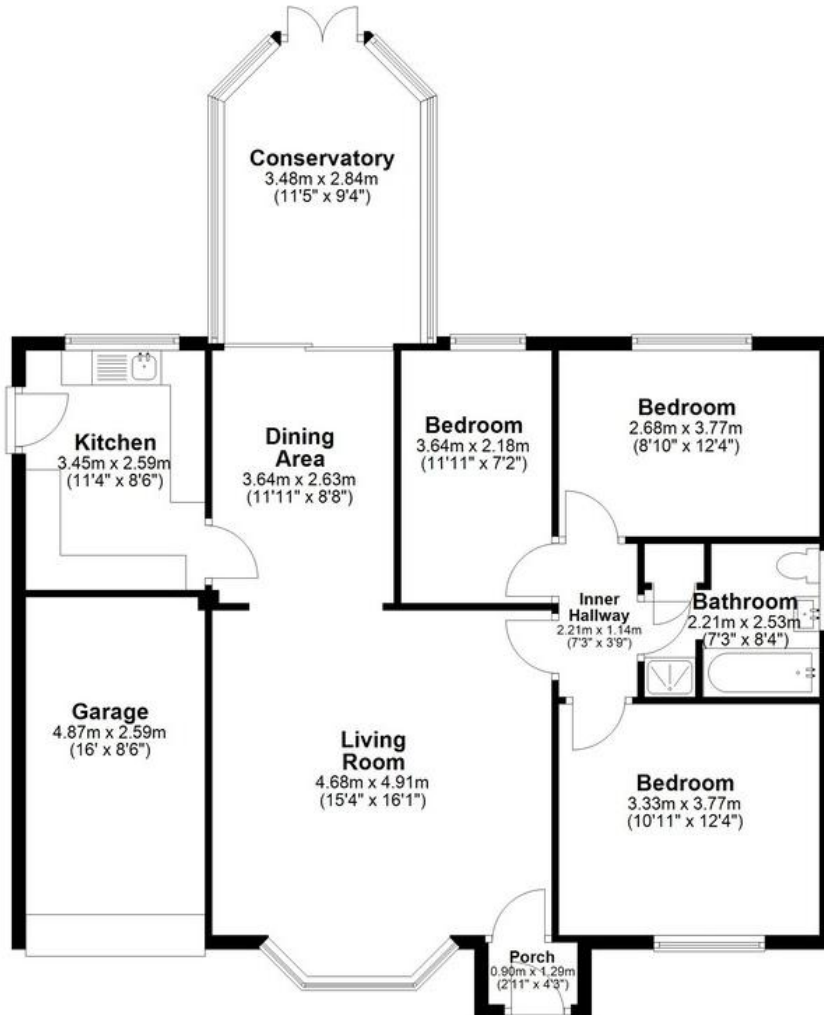
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### Ground Floor

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

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