



73 Boultham Park Road
Lincoln, LN6 7SB



Book a Viewing!

£250,000

Ideally situated within close proximity to Lincoln City Centre, this well presented and spacious traditional bay fronted detached bungalow occupies a desirable non estate position. The accommodation comprises an Entrance Hall, a generous Lounge/Diner, fitted Kitchen, Three Double Bedrooms, a Bathroom and a separate WC. Externally, the property benefits from a driveway providing ample off-street parking for multiple vehicles, complete with an electric vehicle charging point, a private and spacious enclosed rear garden. Offering comfortable and versatile living accommodation in a convenient location, viewing is highly recommended.





LOCATION

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 Lincoln Bishop University.

ACCOMMODATION

ENTRANCE HALL

With a range of fitted storage cupboards and radiator.

LOUNGE/DINER

23' 3" x 12' 11 (max)" (7.09m x 3.94m) With double glazed bay window to the front aspect, two double glazed windows to the side aspect and radiator.

KITCHEN

11' 5" x 10' 10" (3.50m x 3.31m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for fridge freezer, washing machine and dishwasher, wall mounted gas fired central heating boiler, tiled splashbacks, double glazed windows to the side and rear aspects and double glazed stable style door to the rear garden.



BEDROOM 1

11' 11" x 11' 0" (3.65m x 3.36m) With double glazed bay window to the front aspect and radiator.

BEDROOM 2

9' 11" x 9' 10" (3.03m x 3.02m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

9' 10" x 8' 11" (3.02m x 2.72m) With double glazed window to the side aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, towel radiator, airing cupboard and double glazed window to the rear aspect.

SEPERATE WC

With close coupled WC, laminate flooring and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a driveway providing off-street parking for multiple vehicles and electric vehicle charge point. To the rear there is an enclosed garden laid mainly to lawn with patio seating area and mature shrubs.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

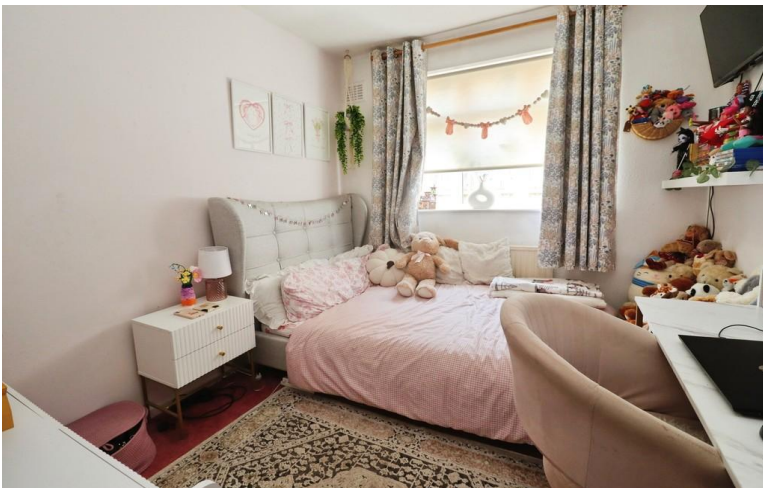
LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





WEBSITE

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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

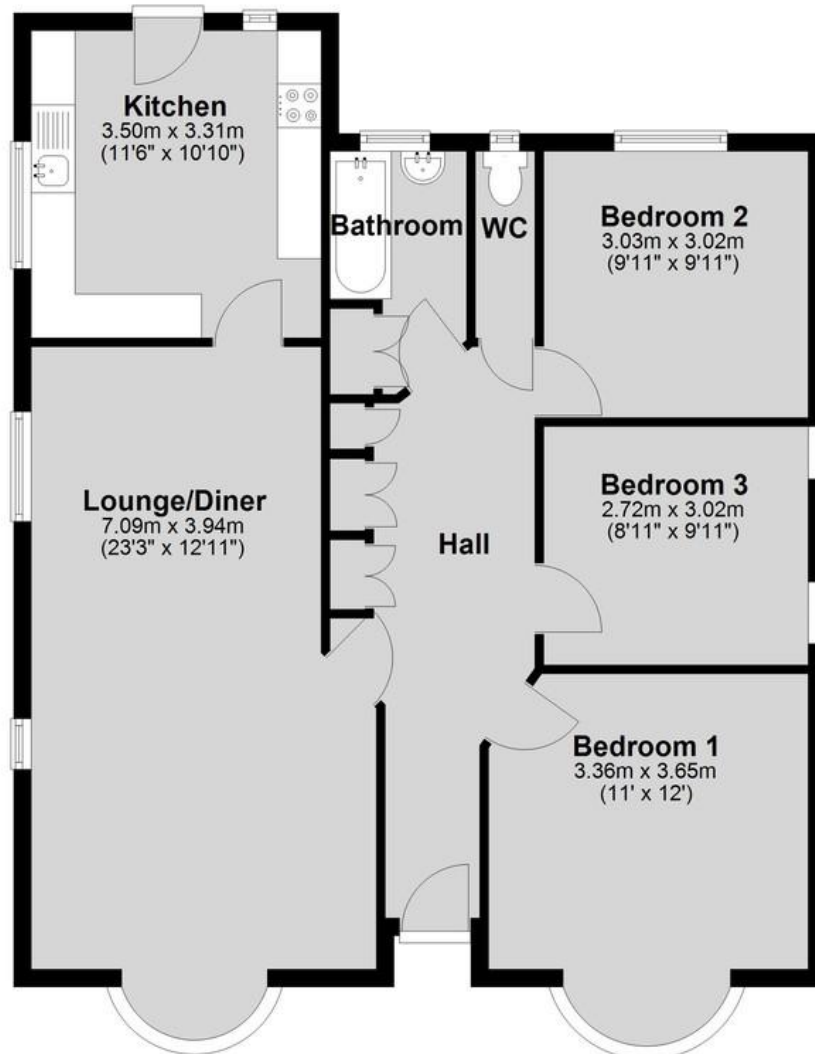
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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Ground Floor

Approx. 87.3 sq. metres (939.8 sq. feet)



Total area: approx. 87.3 sq. metres (939.8 sq. feet)

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 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.

