



70 Kingsdown Road

Lincoln, LN6 0FB



Book a Viewing!

£190,000

A well presented three bedroom modern townhouse, offered for sale with no onward chain and vacant possession, providing spacious and well planned accommodation arranged over three floors. Ready for immediate occupation, the property offers an excellent opportunity for first time buyers, growing families or investors alike, benefiting from a modern fitted kitchen, generous lounge/diner, principal bedroom with en-suite, enclosed rear garden and allocated parking, all within a popular residential location close to local amenities, schooling and transport links.





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

A welcoming entrance with radiator and stairs rising to the first floor landing.

WC

Fitted with a two piece suite comprising of a WC and pedestal wash hand basin with tiled splashback. Further benefiting from radiator, lino flooring and a frosted UPVC double glazed window to the front aspect.



KITCHEN

7' 8" x 7' 8" (2.36m x 2.36m) A modern fitted kitchen featuring a range of wall and base units with complementary work surfaces incorporating a stainless steel sink with drainer and mixer tap. Fitted with an integrated fridge and freezer, electric hob with extractor over and electric oven, together with space and plumbing for a washing machine. Finished with lino flooring, a wall mounted gas combination boiler and a UPVC double glazed window to the front aspect.

LOUNGE/DINER

15' 3" x 11' 3" (4.65m x 3.43m) A bright and spacious reception room providing ample space for both seating and family dining. Benefiting from two radiators, a useful understairs storage cupboard, UPVC double glazed window overlooking the rear garden and UPVC French doors opening directly onto the patio, creating an excellent connection between the indoor and outdoor living spaces.



FIRST FLOOR LANDING

Providing access to two double bedrooms, the family bathroom and stairs rising to the master bedroom.

BEDROOM 2

9' 6" x 8' 2" (2.9m x 2.49m) A generous double bedroom positioned to the front of the property with UPVC double glazed window and radiator.

BEDROOM 3

9' 7" x 8' 9" (2.92m x 2.67m) A further double bedroom overlooking the rear garden with UPVC double glazed window and radiator.



BATHROOM

Fitted with a three piece suite comprising of a panelled bath with shower attachment, pedestal wash hand basin and WC. Finished with tiled splashbacks, lino flooring, radiator, extractor fan and a frosted UPVC double glazed window.

BEDROOM 1

14' 0 max" x 9' 0 max" (4.27m x 2.74m) Occupying the entire second floor, the impressive principal bedroom offers a spacious and private retreat with UPVC double glazed window to the front aspect, radiator, built-in storage cupboards and direct access to the en-suite shower room.



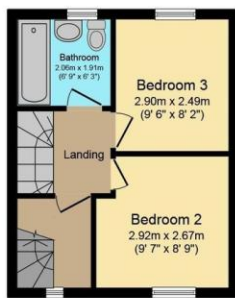
EN-SUITE

Three piece suite comprising of a shower cubicle with mains fed shower, pedestal wash hand basin and WC. Further benefiting from tiled splashbacks, lino flooring, radiator, extractor fan, access to the loft space and a UPVC Velux style window to the rear aspect.



Ground Floor

Floor area 27.4 sq.m. (295 sq.ft.) approx



First Floor

Floor area 27.4 sq.m. (295 sq.ft.) approx



Second Floor

Floor area 20.4 sq.m. (220 sq.ft.) approx

Total floor area 75.2 sq.m. (809 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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OUTSIDE

To the front of the property there is allocated off-road parking for two vehicles.

To the rear there is a secure enclosed, low-maintenance garden, predominantly laid to lawn with a paved patio seating area and pathway, creating an ideal space for outdoor entertaining. The garden further benefits from a timber garden shed and gated rear access.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

Annual Service Charge Amount - Approx. £295.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

EPC RATING – C.

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

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](#)

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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

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 are for their clients and the vendors (Lessors) for whom they act as Agents given that:

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