

10 Wasdale Close

Lincoln, LN6 0XR

Book a Viewing!

£300,000

A modern Three Bedroom Detached House enjoying views across the lake to the rear. The lake is accessed via a newly constructed deck with sailing, swimming and fishing rights included. Information available upon request. The property offers well presented accommodation comprising an Entrance Hall, Lounge, Dining Room and modern fitted Kitchen. To the First Floor, there are Three Bedrooms and a newly fitted Bathroom. Outside, the property benefits from a front lawn, driveway and integral garage, whilst to the rear there is a lawned garden and decked seating area enjoying views across the lake.





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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 HALL
With UPVC door to the front, UPVC window to the rear, electric heater, laminate flooring and door leading into the lounge.

LOUNGE
13' 7" x 17' 7" (4.16m x 5.36m) With UPVC box bay window to the front aspect, decorative fireplace, radiator, stairs rising to the first floor landing and archway leading through to the dining area.

DINING ROOM
9' 9" x 8' 9" (2.98m x 2.67m) With UPVC sliding patio doors providing access to the rear garden, space for a dining table, radiator and door leading to the kitchen.









KITCHEN
9' 9" x 8' 5" (2.98m x 2.59m) With UPVC window overlooking the rear garden and lake, UPVC door to the side aspect, tiled flooring and fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, integrated electric oven and gas hob with extractor hood above, wall mounted cupboards with complementary tiling below, integrated fridge freezer and space for a washing machine.

FIRSTR FLOOR LANDING
With access to all three bedrooms and bathroom.

BEDROOM 1
13' 7" x 10' 5" (4.16m x 3.18m) With UPVC window to the front aspect and radiator.

BEDROOM 2
9' 8" x 10' 5" (2.97m x 3.18m) With UPVC window overlooking the rear garden and radiator.

BEDROOM 3
7' 10" x 7' 6" (2.39m x 2.31m) With UPVC window to the front aspect and radiator.

BATHROOM
5' 6" x 6' 9" (1.68m x 2.08m) With UPVC window to the rear aspect and newly fitted suite comprising bath with shower attachment, WC and wash hand basin, mermaid-style wall boards and chrome heated towel rail.

GARAGE
16' 2" x 8' 2" (4.94m x 2.51m)

OUTSIDE
To the front, there is a lawned garden and driveway providing off-road parking, together with an integral garage. The rear garden is predominantly laid to lawn and benefits from a newly constructed decked seating area with steps leading down towards the lake, enjoying attractive views across the water.

KEY FACTS FOR BUYERS

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.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker





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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.

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The Property Ombudsman