



Malham Close, Lincoln

Asking Price £180,000


MARTIN & CO

Malham Close, Lincoln

Bungalow - Detached
2 Bedrooms, 1 Bathroom

Asking Price £180,000

- No Onward Chain
- Semi-Detached Bungalow
- EV Charging Point
- Spacious Living Room with Bay Window
- Detached Garage with Power and Lighting
- EPC - C
- Tenure - Freehold
- Council Tax Band - B

Malham Close is a quiet residential cul-de-sac situated within the popular Birchwood area of Lincoln, offering a peaceful setting while remaining conveniently close to a wide range of local amenities. The area is well served by nearby shops, supermarkets, healthcare facilities, and leisure amenities, together with regular public transport links into Lincoln City Centre. Excellent road connections provide easy access to the A46, Newark, and surrounding villages. Birchwood is particularly popular with downsizers and retirees due to its established community feel, level surroundings, and abundance of nearby green spaces. Malham Close itself is predominantly made up of bungalows and enjoys a pleasant residential environment.



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Kitchen Diner
10'10" x 15'0"
The kitchen area is fitted with a range of base and eye level units, stainless steel sink with mixer tap, space for a freestanding cooker, washing machine, and fridge freezer. Additional features include vinyl flooring, radiator, pendant light fitting, UPVC window to the side elevation, and UPVC stable door providing external access.

The dining area is open plan to the kitchen, creating an ideal entertaining space, and benefits from carpet flooring, radiator, pendant light fitting, attractive arched UPVC feature window to the front elevation, and consumer unit.

Living Room
14'1" x 15'5"
A bright and spacious reception room benefitting from a UPVC bay window and additional arched feature



window to the front elevation, allowing an abundance of natural light. Further features include carpet flooring, radiator, chandelier style light fitting, and a characterful exposed brick feature wall.

Hall
5'11" x 3'4"
Central hallway featuring carpet flooring, pendant light fitting, loft access, and an airing cupboard housing the Baxi combination boiler.

Bedroom
10'0" x 9'10"
A generous double bedroom with fitted wardrobes, carpet flooring, UPVC window overlooking the rear garden, radiator, and pendant light fitting.

Bedroom
7'8" x 9'10"
A versatile second bedroom featuring carpet flooring,

radiator, pendant light fitting, and UPVC patio doors opening directly onto the rear garden.

Bathroom
6'8" x 5'5"
Fitted with a low level WC, porcelain pedestal wash hand basin, panelled bath with mixer tap and shower attachment, chrome ladder style heated towel rail, tiled flooring, UPVC privacy window to the rear elevation, Xpelair extractor fan, and ceiling light fitting.

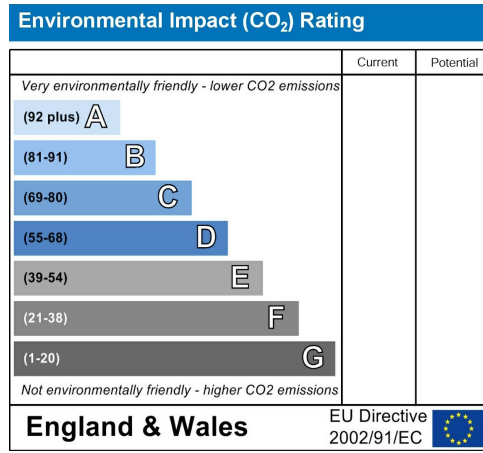
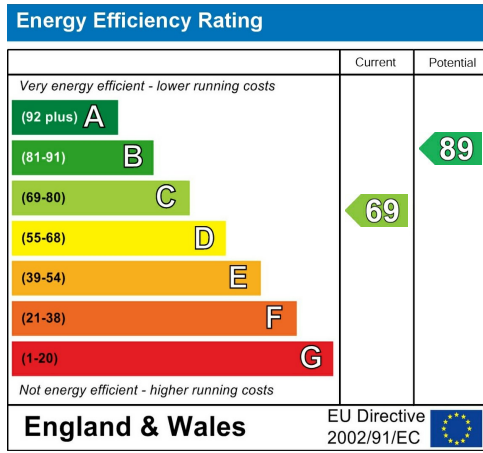
Garage
9'4" x 19'5"
A detached garage featuring a manual up and over door, power and lighting, together with a convenient side access door from the rear garden.

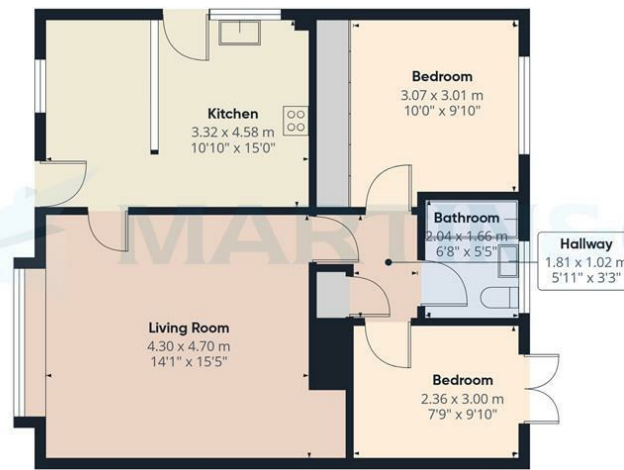
Outside
The property enjoys a private south west facing rear garden, ideal for enjoying afternoon and evening

sunshine. The garden is accessed directly from Bedroom Two and features a patio seating area leading to a raised lawn.

To the front, a block paved driveway provides parking for multiple vehicles and benefits from an EV charging point. There is also a lawned front garden and block paved pathway leading to the entrance door.

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
80 m²
862 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.