



**Chippendale Road, Lincoln**

**£260,000**

  
**MARTIN & CO**

Chippendale Road, Lincoln

Bungalow - Detached  
3 Bedrooms, 3 Bathroom

£260,000

Date Available:

Deposit:  
null

- Three Bedroom Detached Bungalow
- Double Garage with Driveway Parking
- Master Bedroom with Ensuite
- Two Reception Rooms
- Corner Plot Gardens
- Popular Residential Location
- Sold With No Chain!!
- FREEHOLD / Council Tax - C

Guide Price £260,000 - £270,000

This Three bedroom detached bungalow offers a superb corner plot, with multiple mature shrubs and bushes both front and back, with a double garage and long driveway for multiple vehicles. Situated on and well established cul-de-sac, within the ever popular location of Doddington Park. Internally there are two reception rooms, a kitchen, three bedrooms, including a master with ensuite. Sold with no onward chain.



**DESCRIPTION**

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The location offers access to schooling for all ages, local amenities, shops and public transport services plus the A46 bypass road link

**ENTRANCE HALL**

9'7" x 4'8"  
PVC Entrance door, carpet flooring, two pendant light fittings, a radiator, storage cupboard housing water tank, a cloak cupboard, and a loft hatch with ladder access. Loft is part boarded with a light fitting and electricity.

**LIVING ROOM**

14'6" x 11'9"  
Large PVC fronted window, carpet flooring, ceiling and wall light fittings, a radiator.

**DINING ROOM**

10'7" x 9'6"  
PVC French patio doors to the rear garden, carpet flooring, a light fitting, and a radiator.

**KITCHEN**

12'4" x 11'5"  
Base and eye level units, roll edge worksurfaces, inset stainless steel sink and drainer. Integrated electric oven and grill with an induction hob, with overhead extractor, space and plumbing for a washing machine. Carpet tile flooring, painted walls with tiles around the worktops and splashback, a light fitting, PVC window to the rear aspect with a PVC door.

**BATHROOM**

6'8" x 6'6"  
Low level WC, pedestal wash basin, a mains fed shower over the bath, vinyl flooring, PVC window to the rear, a radiator, a light fitting

**BEDROOM**

12'5" x 10'9"  
PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting.

**ENSUITE**

6'9" x 4'3"  
Low level WC, pedestal wash basin and a walk in mains fed shower cubicle. Vinyl flooring, PVC window to the front, radiator, and a light fitting.

**BEDROOM**

12'9" x 10'11"  
PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

**BEDROOM**

9'1" x 7'10"  
PVC window to the front aspect, carpet flooring, radiator, a pendant fitting, with fitted shelving and desk feature.

**DOUBLE GARAGE**

16'10" x 16'1"  
Detached double garage with up and over door, PVC side door, light and power.

**OUTSIDE SPACE**

To the front is a patio area, with shrubs and trees, heading round to the side where further shrubs follow. The rear boasts a private driveway and garage access, with patio, gravel, small trees and shrubs, sheds included with the sale.

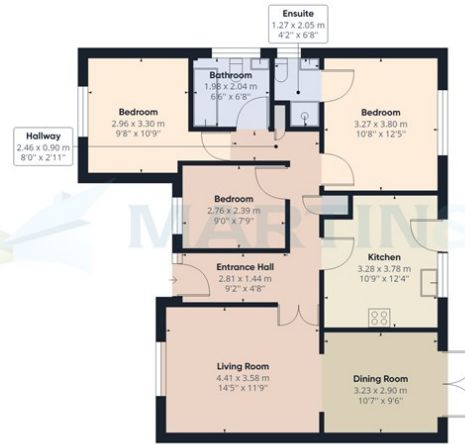
**FIXTURE & FITTINGS**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>85</b>
		<b>69</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

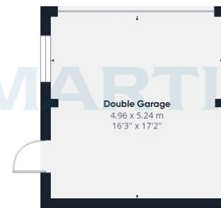
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Floor 0 Building 1

Approximate total area<sup>(1)</sup>

112.11 m<sup>2</sup>  
1206.75 ft<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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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.