



Malham Close, Lincoln

£185,000


MARTIN&CO

Malham Close, Lincoln

Bungalow - Semi Detached
2 Bedrooms, 2 Bathroom

£185,000

Date Available:
Deposit:
null

- Mature Residential Location
- Cul-De-Sac Position
- Open Plan Living
- South West Facing Rear Garden
- Single Garage with Parking
- No Onward Chain
- FREEHOLD / EPC RATING - C
- COUNCIL TAX BAND - B

Two bedroom semi-detached bungalow positioned within a mature cul-de-sac in the popular Doddington Park area. Internally comprising of an open plan kitchen diner, spacious lounge, two bedrooms and a bathroom. Externally offering a South West facing rear garden, single garage and parking. No chain.



Two bedroom semi-detached bungalow positioned within a mature cul-de-sac in the popular Doddington Park area. Internally comprising of an open plan kitchen diner, spacious lounge, two bedrooms and a bathroom. Externally offering a South West facing rear garden, single garage and parking. No chain.

Doddington Park (LN6) is a popular location for nearby amenities to include shops, public houses, schooling and transport links in and out of the city.

EPC Rating - C
Council Tax Band - B
Tenure - Freehold

KITCHEN
10'11" x 8'5"
Base and eye level units with a roll edge worksurface, tiled splash back and an inset stainless steel sink and drainer. Space for a fridge freezer and gas cooker with further space and plumbing for a washing machine. Vinyl flooring, radiator, PVC door and window to the side, light and wall extractor. Open plan to the dining area.

DINING ROOM
10'11" x 6'3"
PVC door and feature arched window to the front aspect, carpet flooring, pendant fitting and the mains consumer unit.

LOUNGE
15'5" x 14'1" not measured into bay
PVC bay fronted window, carpet flooring, radiator, light fitting and an EPH wireless boiler control.

HALL
Carpet flooring, pendant fitting, thermostatic control, loft hatch access and a cupboard housing the Baxi combination boiler.

BEDROOM
10'1" x 9'11" to fitted wardrobes
PVC window to the rear aspect, carpet flooring, radiator, pendant fitting and fitted wardrobes.

BATHROOM
6'8" x 5'5"
Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Full wall tiling, vinyl flooring, heated towel rail, PVC window to the rear, light and extractor.

BEDROOM
9'11" x 7'9"
PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting.

GARAGE
19'4" x 9'3"
Up and over door to the front aspect, personnel side door and PVC window, independently fused light and power.

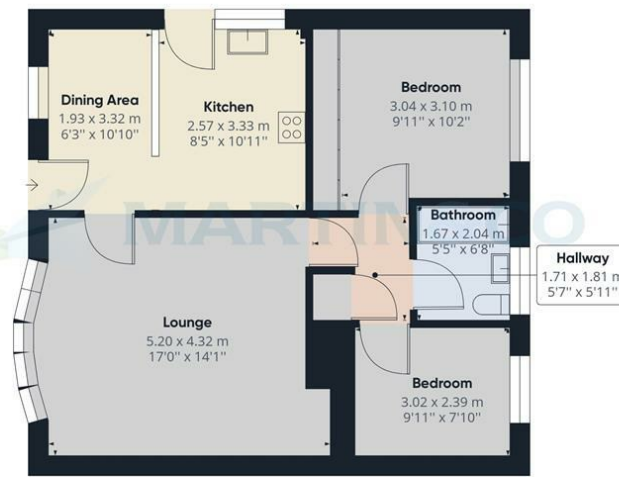
OUTSIDE
To the front is a blocked paved driveway suitable for multiple vehicles to park off road, pathway, lawned area and planted shrubs. The rear faces South West being mainly laid to lawn with a patio area, matured planted borders, lighting and water supply.

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.

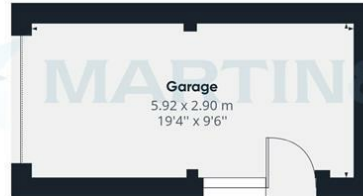
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

80.64 m²
867.95 ft²

(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.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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.