

FOR SALE



Witchford Close, Lincoln
Asking Price Of £240,000


MARTIN&CO



Witchford Close, Lincoln

3 Bedrooms, 1 Bathroom

Asking Price Of £240,000

- Three Double Bedroom Home
- Master Bedroom With Ensuite
- Redecorated with New Carpets throughout
- Conservatory
- South Facing Enclosed Rear Garden

DESCRIPTION Three bedroom detached bungalow tucked neatly into the corner of a mature and well established cul-de-sac within the ever popular location of Doddington Park. This property benefits from three double bedrooms, with a master and ensuite, two reception rooms, a kitchen, bathroom, driveway, well maintained south facing rear garden and a detached garage. No onward chain.

The property has local amenities only a short walk away to include primary schools, shops and a regular bus service with access also to the A46 bypass

ENTRANCE HALL PVC side door entrance, carpet flooring, pendant light fitting, radiator, alarm system, fire alarm, storage cupboard housing water tank and a loft hatch. Loft is part boarded with a light fitting.

LIVING ROOM 14' 2" x 11' 11" (4.32m x 3.64m) PVC bay fronted window, wooden French doors with glazing, carpet flooring, light fitting, radiator and an electric fire with surround and hearth.

DINING ROOM 9' 11" x 8' 8" (3.03m x 2.65m) PVC front window, carpet flooring, light fitting, and a radiator.



KITCHEN 10' 0" x 9' 10" (3.05m x 3.02m) Base and eye level units, roll edge worksurfaces, inset stainless steel sink and drainer. Fitted electric oven and grill and gas hob, space and plumbing for a washing machine, dishwasher, and a freestanding fridge freezer. Vinyl flooring, painted walls with tiles around the worktops and splashback, a light fitting, extractor, PVC window to the side aspect with a PVC door. The Ideal combination boiler has been regularly serviced

BEDROOM 9' 0" x 7' 10" (2.76m x 2.41m) PVC window to the side aspect, carpet flooring, radiator, and a pendant fitting.

BEDROOM 13' 10" x 7' 6" (4.24m x 2.3m) PVC patio doors to the rear aspect to the conservatory, carpet flooring, radiator, and a pendant fitting. fitted furniture and built in mirror wardrobes.

BEDROOM 10' 4" x 10' 1" (3.16m x 3.09m) PVC window to the rear aspect, fitted furniture, carpet flooring, radiator, and a pendant fitting.

BATHROOM 10' 7" x 5' 10" (3.24m x 1.8m) Low level WC, pedestal wash basin and a walk-in mains fed shower cubicle with tile surround. Tile flooring, PVC window to the side, radiator, light fitting and extractor.

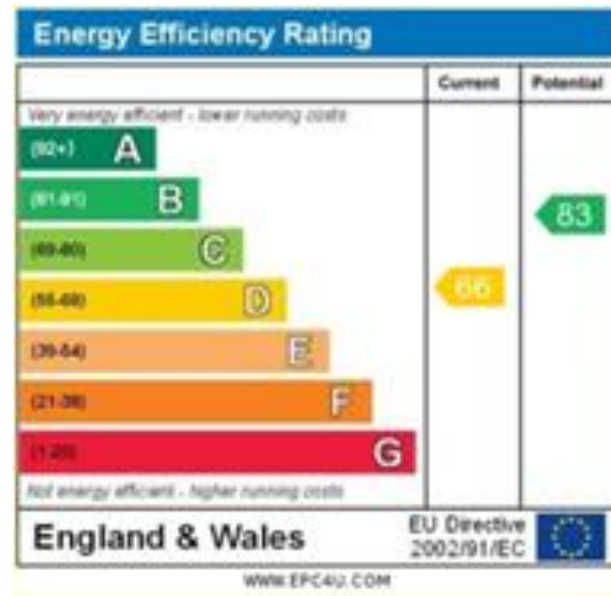
SUNROOM 10' 7" x 9' 3" (3.23m x 2.84m) Brick and window surround, PVC door to the rear garden, carpet flooring, and a wall light fitting.

GARAGE Remote controlled electric up and over door, personnel door to the side, Inclusive of light and power.

OUTSIDE SPACE To the front is a concrete driveway with shrubs, gravel, and flower beds. The rear boasts a private and fully enclosed garden with patio, laid lawn, hedge borders, patio, and flower beds. Gated access to the front, shed 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 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.







Approximate total area⁽¹⁾
83.15 m²
895.05 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.

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