



12 Acer Court

Lincoln, LN6 0RE

£219,950

A three bedroomed detached family bungalow positioned in this popular location of Doddington Park. The property has spacious accommodation to comprise on an Inner Hallway, bay fronted Lounge, Dining Room, Kitchen, Bathroom, WC and three Bedrooms. Outside there is a garden to the front, driveway to the side providing off road parking and giving access to the large than average Detached Garage. To the rear of the property there is an extensive lawned garden. The property is being sold with No Onward Chain.

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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Skellingthorpe Road (B1378) turn left onto Birchwood Avenue and then left again onto Fulmar Road. Proceed along and turn right onto Acer Close and then following the road round and bear right onto Acer Court where the property can be located.

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 easy accessible.



ACCOMMODATION

INNER HALLWAY

With UPVC door to the front aspect, doors to the lounge, kitchen, bathroom, separate WC, three bedrooms and airing cupboard, access to the roof void and radiator.

KITCHEN

9' 7" x 8' 10" (2.93m x 2.71m) , with UPVC window and door to the rear aspect, fitted with a range of base units and drawers with work surfaces over, sink unit and drainer with mixer tap above, spaces for a cooker, fridge and washing machine, wall mounted units with complementary tiling below.

FAMILY BATHROOM

6' 7" x 9' 9" (2.01m x 2.99m) , with UPVC window to the front aspect, suite to comprise of shower, WC and wash hand basin, radiator and electric heater.



BEDROOM 1

10' 0" x 11' 10" (3.06m x 3.62m) , with UPVC window to the front aspect, radiator and fitted bedroom furniture.

BEDROOM 2

8' 11" x 9' 1" (2.72m x 2.78m) , with UPVC window to the rear aspect and radiator.

BEDROOM 3

7' 8" x 9' 1" (2.34m x 2.79m) , with UPVC window to the rear aspect and radiator.

WC

With UPVC window to the side aspect, WC, wash hand basin and radiator.



LOUNGE

15' 10" x 11' 9" (4.85m x 3.59m) , with walk-in UPVC bay window to the front aspect, radiator, gas fire with marble hearth and wooden surround, radiator and archway leading to the dining area.

DINING ROOM

8' 0" x 8' 9" (2.45m x 2.67m) , with sliding doors to the rear aspect and radiator.

OUTSIDE

To the front of the property there is a lawned garden, stepping stone path to the front door. To the side of the property there is a gravel driveway providing off road parking and giving access to the Detached Garage. To the rear of the property there is a paved seating area, extensive lawned gardens and flowerbeds.



DETACHED GARAGE

16' 11" x 15' 2" (5.16m x 4.64m) , with up and over door to the front aspect, pedestrian door to the front aspect, window to the side aspect, power and lighting.



WEBSITE

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Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

GENERAL

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29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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