



10 Harlaxton Close

Lincoln, LN6 3NP

£179,950

A three bedroomed bay fronted semi-detached property positioned in this popular location close to Doddington Park. Outside there are gardens to the front and rear and a driveway providing off road parking and giving access to the Detached Garage. Internally the property offers living accommodation briefly comprising of Inner Hallway, Bay fronted Lounge, Dining Area, Kitchen and First Floor Landing leading to three Bedrooms and Bathroom. Viewing of the property is highly recommended. The property is being sold with the added benefit of No Onward Chain.





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 Doddington Road, turn right onto Pershore Way, right onto Kelstern Road and then left onto Harlaxton Close where the property can be located on the right hand side.

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, radiator, stairs to the first floor landing and door to the lounge.

LOUNGE

10' 11" x 14' 8" (3.33m x 4.48m) , with UPVC bay window to the front aspect, electric fire, radiator and archway to the dining area.

DINING AREA

9' 10" x 8' 1" (3.01m x 2.48m) , with double UPVC doors to the rear aspect, radiator, under stairs storage cupboard and door to kitchen.



KITCHEN

9' 9" x 7' 4" (2.99m x 2.25m) , with UPVC door to the side aspect, UPVC window to the rear aspect, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit, spaces for cooker, fridge and washing machine, wall mounted cupboards with complementary tiling below and wall mounted gas central heating boiler.

FIRST FLOOR LANDING

With doors to three bedrooms and bathroom, airing cupboard and access to the roof void.

BATHROOM

6' 1" x 6' 0" (1.87m x 1.85m) , with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls and radiator.



BEDROOM 1

9' 5" x 13' 5" (2.89m x 4.10m) , with UPVC window to the front aspect and radiator.

BEDROOM 2

11' 6" x 9' 3" (3.53m x 2.82m) , with UPVC window to the rear aspect and radiator.

BEDROOM 3

6' 6" x 6' 3" (1.99m x 1.91m) , with UPVC window to the front aspect, over stairs storage cupboard and radiator.



OUTSIDE

To the front of the property there is a lawned garden with flowerbeds and a driveway to the side providing off road parking and giving access to the Detached Garage. To the rear of the property there is a lawned garden with flowerbeds.

GARAGE

17' 0" x 8' 8" (5.20m x 2.65m) , with up and over door to the front aspect, power and lighting.

WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto 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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

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 roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

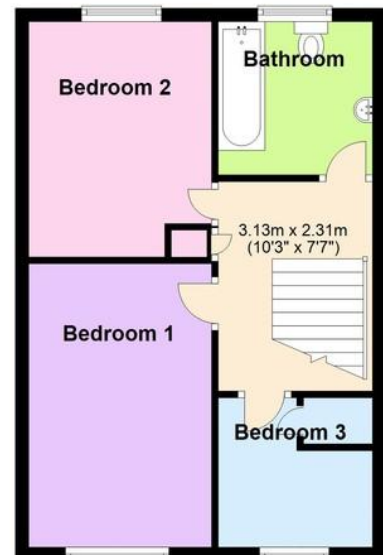
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



First Floor



For illustration purposes only.
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

