

37 Wigsley Road Lincoln



£165,000

A detached family home located in this popular established residential area to the south west of Lincoln. The internal accommodation briefly comprises of Entrance Hall, Lounge, Dining Area, Fitted Kitchen, Conservatory, First Floor Landing leading to Three Bedrooms and the Family Bathroom. Outside the property is situated in a pleasant corner position with gardens to the front and rear, driveway and Single Garage. The property further benefits from gas central heating and UPVC double glazing. Viewing is recommended.

Location Wigsley Road is situated just off Birchwood Avenue within the popular Doddington Park Area, which is located just south west of Lincoln City. There is a wide range of local amenities close by including the shopping precinct, schools, doctors, dentist, Hartsholme Park and leisure facilities. The property is also situated close to local bus routes and easy access to the City Centre via Tritton Road or the A46 Lincoln Bypass.

For more information about Lincoln view our Mundys' Video Guide at:-

<http://mundys.net/area-guide/lincoln>

Directions Head south out of Lincoln City Centre along Tritton Road and proceed along eventually turning right onto Doddington Road. Continue along Doddington Road for some time and eventually turn right onto Birchwood Avenue. Proceed along Birchwood Avenue turning left onto Abingdon Avenue and then right onto Wigsley Road where the property can be located.

For satellite navigation purposes, please use the postcode LN6 3LA.

Services All mains services available. Gas central heating.

EPC Energy Rating = D.

Tenure Freehold.

Viewings By prior appointment through Mundys.

Note These Property Particulars were compiled on 2nd August 2016.

WEBSITE

Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on www.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, call in or visit our website for more details.

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, 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 thoroughly checked.

GENERAL

If you have any queries with regard to purchase, please ask and we will be happy to assist.

Mundys 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 Mundys 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Accommodation

Entrance Hall

With UPVC main entrance door, UPVC window and radiator.

Lounge

Approx. 4.37m x 3.30m (14'4 x 10'10), with UPVC window to the front elevation, double radiator, laminate wood flooring, coving to ceiling, feature fireplace surround and stairs rising to the first floor.

Dining Area

Approx. 3.33m x 2.72m (10'11 x 8'11), with UPVC window to the rear elevation, laminate wood flooring and radiator.

Conservatory

Approx. 5.11m x 2.72m (16'9 x 8'11), with UPVC windows, radiator and UPVC double patio doors to rear garden.

Kitchen

Approx. 3.43m x 2.46m (11'3 x 8'1), fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer, part tiled surround, tiled floor, coving to ceiling and UPVC window to the rear elevation.

First Floor Landing

With radiator, coving to ceiling and access to the roof void.

Bedroom 1

Approx. 3.81m x 3.35m (12'6 x 11'0), with UPVC window to the rear elevation, radiator and coving to ceiling.

Bedroom 2

Approx. 3.33m x 3.07m (10'11 x 10'1), with UPVC window to the front elevation, radiator and laminate wood flooring.

Bedroom 3

Approx. 2.54m x 2.49m (8'4 x 8'2), with UPVC window to the front elevation, radiator and coving to ceiling.

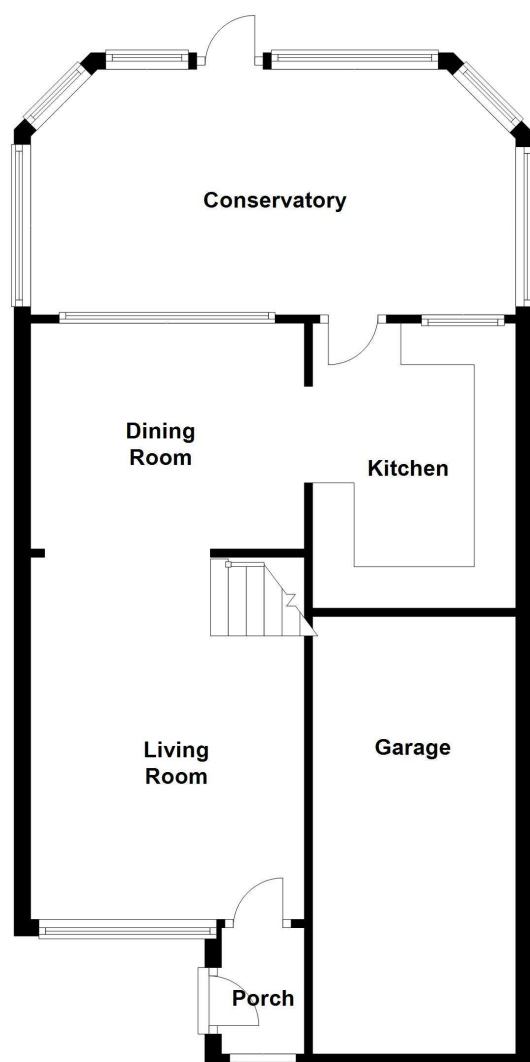
Bathroom

With suite to comprise bath with shower over, WC and wash hand basin, part tiled surround and radiator, airing cupboard with hot water cylinder and UPVC window to the rear elevation.

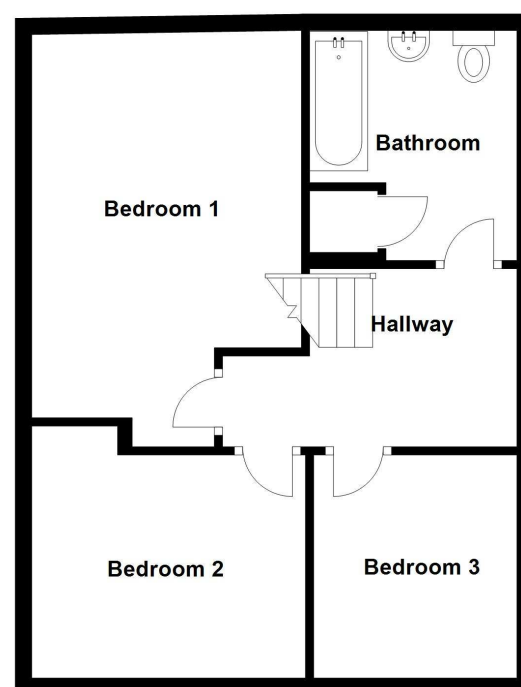
Outside

The property is situated in a pleasant corner position with gardens to the front, side and rear. The front and side gardens have a wide variety of mature shrubs and there is a driveway providing off road parking for vehicles and giving access to the **Single Integral Garage** with up and over door, power and lighting. The rear garden has a lawned area and a variety of shrubs.

Ground Floor



First Floor



Photograph Gallery

