



## 7 Boscombe Close

Lincoln

**£225,000**

An extended detached bungalow situated in a pleasant cul-de-sac location on Doddington Park, to the south of historic Cathedral and University City of Lincoln. The property benefits from UPVC double glazing and gas central heating and has spacious living accommodation comprising Entrance Hallway, Lounge, Dining Area, Kitchen, Two Bedrooms, Bathroom and Study Area/Dressing Room leading to Bedroom 3/Sitting Room. The property is positioned on a well maintained pleasant plot with gardens to the front, side and rear with a larger than average lawned garden to the rear. There is a driveway providing off road parking for several vehicles and giving access to the garage. Viewing of the property is recommended to appreciate the accommodation on offer and the plot on which it sits within this popular city location.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Leaving Lincoln south along the A46 bypass, at the Doddington Road roundabout turn left onto Doddington Road and continue along. Turn left onto Pershore Way, proceed along, turn right onto Abingdon Avenue and then right onto Benson Crescent. Turn left onto Boscombe Close where the property can be located on the left hand side at the end of the cul-de-sac.

**LOCATION**

Particularly well located in this popular area of Doddington Park, south of historic Cathedral and University City of Lincoln. The property is close to a wide range of local amenities and within easy road access to Lincoln City Centre and the A46 bypass.



#### ENTRANCE HALL

With external door to the side elevation, access to the roof void, radiator, storage cupboard, coving to ceiling and doors to the lounge diner, kitchen, bathroom, two bedrooms and study/dressing area which leads to bedroom 3/sitting room.

#### LOUNGE

15' 6" x 11' 2" (4.72m x 3.4m) , with UPVC double glazed bay window to the front elevation, fire surround with electric fire inset, radiator, coving to ceiling and archway to dining area.

#### DINING AREA

8' 5" x 7' 9" (2.57m x 2.36m) , with UPVC double glazed bay window to the front elevation, radiator, coving to ceiling and door to kitchen.



#### KITCHEN

12' 6" x 8' 9" (3.81m x 2.67m) , with UPVC double glazed external door and window to the side elevation, fitted with a range of wall, base units and drawers with work surfaces over and tiled splashbacks, two bowl sink unit with mixer tap, integral double oven and four ring electric hob with extraction above, space for fridge, radiator and door to entrance hallway.

#### BEDROOM 1

12' 1" x 9' 0" (3.68m x 2.74m) , with UPVC double glazed window to the rear elevation, radiator and built-in wardrobes to two walls and high level storage.

#### BEDROOM 2

10' 8" x 8' 4" (3.25m x 2.54m) , with UPVC double glazed window to the front elevation, radiator and coving to ceiling.



#### STUDY/ DRESSING AREA

9' 9" x 9' 0" (2.97m x 2.74m) , with external door to the rear elevation, radiator, coving to ceiling and archway to bedroom/sitting room.

#### BEDROOM 3/SITTING ROOM

13' 9" x 11' 0" (4.19m x 3.35m) , with UPVC double glazed window to the rear elevation and double glazed sliding doors to the front elevation, two night storage heaters and coving to ceiling.

#### BATHROOM

10' 5" x 6' 8" (3.18m x 2.03m) , with UPVC double glazed privacy window to the side elevation, suite comprising low level WC, wash hand basin with storage area below and high level storage over, bath, shower cubicle and bidet, partly tiled walls, radiator and extractor fan.



#### OUTSIDE

To the front of the property there are well maintained lawned gardens with flowerbed surrounds and a driveway providing off road parking for several vehicles and giving access to the garage. There is gated access to the rear elevation and to the side patio area. To the side of the property there is a patio seating area with flowerbed surrounds and access to the rear elevation. To the rear of the property there is an attractive well maintained larger than average lawned garden with seating area and a wide variety of plants, shrubs and trees.



## GARAGE

With up and over door, power, lighting, wall mounted gas central heating boiler and UPVC double glazed window and door.

## WEBSITE

Our detailed website shows 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](http://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.

## 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 510088 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 thoroughly checked.

## GENERAL

If you have any queries with regard to a 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



## Ground Floor

Approx. 113.1 sq. metres (1217.8 sq. feet)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using PlanUp.

7 Boscombe Close, Lincoln

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.