



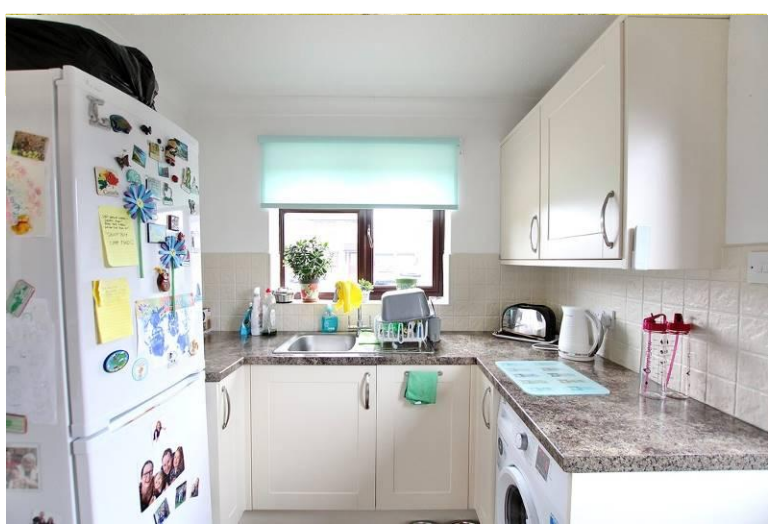
5 Leconfield Road

Lincoln, LN6 0NT

£157,500

A well presented two bedroomed semi-detached bungalow situated on a corner plot within this popular location in Doddington Park, to the south of the historic Cathedral and University City of Lincoln. The property is well located within a short walk to local shops and facilities within the Birchwood Shopping Centre, whilst also being within easy access to Lincoln City Centre and the A46 bypass. Internally the property has living accommodation to briefly comprise of Entrance Porch, Lounge, modern Kitchen with a range of integral appliances, Inner Hallway with storage cupboard, Two Bedrooms and a modern Shower Room. Outside there are gravelled gardens to the front and a driveway providing off road parking which also gives access to the Detached Garage. There is a lawned garden with a patio seating area to the rear. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leave Lincoln south along the A46 Bypass and at the Skellingthorpe Road roundabout turn left onto Skellingthorpe Road. Proceed along and at traffic lights turn right onto Birchwood Avenue, continue along Birchwood Avenue and then turn right onto Pershore Way. Continue along and then turn right onto Leconfield Road 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

ENTRANCE HALL

With UPVC double glazed external door to the front elevation, laminate flooring, radiator and door into lounge.

LOUNGE

14' 0" x 13' 5" (4.27m x 4.09m) , with UPVC double glazed bay window to the front elevation, laminate flooring, gas wall fire, radiator and doors to kitchen and inner hallway.

KITCHEN

10' 4" x 7' 6" (3.15m x 2.29m) , with UPVC double glazed window to the front elevation, UPVC double glazed external door to the side elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, space for freestanding cooker with extractor fan over, integral slimline dishwasher, plumbing and space for washing machine, space for fridge freezer and kick space fan heater.

INNER HALLWAY

With laminate flooring, doors to two bedrooms and shower room and airing cupboard housing the gas fired central heating boiler.



BEDROOM 1

11' 2" x 11' 0" (3.4m x 3.35m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 2

10' 5" x 7' 7" (3.18m x 2.31m) , with aluminium double glazed sliding doors to the rear elevation, laminate flooring and radiator.



SHOWER ROOM

6' 3" x 5' 3" (1.91m x 1.6m) , with UPVC double glazed window to the side elevation, tiled flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle and radiator.

OUTSIDE

The property is situated on a corner plot with gravelled gardens to the front, driveway to the side providing off road parking and giving access to the Detached Garage. There is a gate leading to the rear of the property where there is a patio seating area and a lawned garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 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

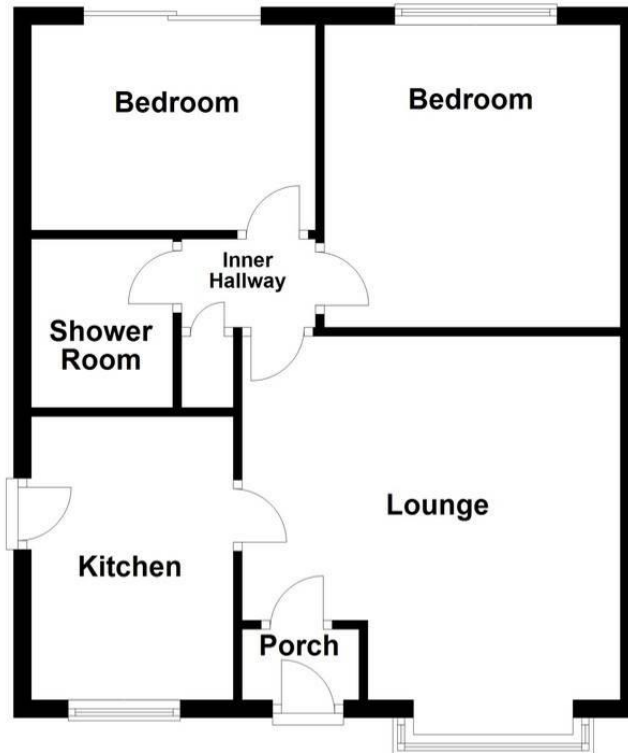
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundy's is the trading name of Mundy's Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 547.3 sq. feet



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
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.

