



3 Malham Close

Lincoln, LN6 0XE

£270,000

A three bedroomed detached family bungalow positioned in this popular residential location to the south of the historic Cathedral and University City of Lincoln. The property is within close proximity to Hartsholme Country Park and is also within easy access of the A46 Bypass. The internal accommodation briefly comprising of Inner Hallway, bay fronted Lounge, Dining Room, Kitchen with a range of fitted appliances, Family Bathroom, Separate WC, three Bedrooms and Conservatory (off bedroom 3). Outside there are decorative gravelled beds to the front and sweeping blocked paved driveway providing ample off road parking and giving access to the Garage. To the rear there is a storage area, paved seating area, lawned garden and flowerbeds. The property is being sold with the added benefit of No Onward Chain and offers room for extension (subject to planning permissions).





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

DIRECTIONS

Heading out of Lincoln along Skellingthorpe Road, turn left onto Sandwell Drive and then left again onto Malham Drive. Turn right onto Malham Close where the property can be located on the corner.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.



INNER HALLWAY

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

LOUNGE

17' 3" x 12' 7" (5.26m x 3.85m) , with UPVC bay window to the front aspect, UPVC window to the side aspect, radiator, log burner, wall lights and archway to the dining room.

DINING ROOM

9' 11" x 8' 2" (3.04m x 2.50m) , with UPVC window to the front aspect, radiator, archway to the lounge and door to the kitchen.



KITCHEN

11' 9" x 8' 3" (3.60m x 2.53m) , with UPVC door and window to the side aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven and grill, five ring gas hob with extraction above, spaces for fridge and washing machine, wall mounted cupboards with complementary tiling below and doors to dining room and inner hallway.

BEDROOM 1

13' 6" x 10' 11" (4.12m x 3.33m) , with UPVC window to the rear aspect and radiator.

BEDROOM 2

9' 6" x 10' 7" (2.91m x 3.24m) , with UPVC window to the rear aspect and radiator.



BEDROOM 3

9' 7" x 10' 5" (2.94m x 3.18m) , with UPVC window and doors to the conservatory and radiator.

CONSERVATORY

9' 9" x 7' 4" (2.99m x 2.26m) , with UPVC windows and double doors to the rear garden and tiled flooring.

FAMILY BATHROOM

6' 3" x 10' 6" (1.93m x 3.22m) , with UPVC window to the side aspect, suite to comprise of shower and wash hand basin with vanity cupboard, chrome towel radiator, tiled walls, airing cupboard the gas central heating boiler and radiator.

SEPARATE WC

With UPVC window to the side aspect, WC and partly tiled walls.

OUTSIDE

To the front of the property there are decorative gravelled beds, mature shrubs, trees, gated access to the rear and a sweeping blocked paved driveway providing ample off road parking and giving access to the Garage. To the rear of the property there are sheds, bin store, log store, paved seating area, decorative gravelled beds, flowerbeds and an extensive lawned garden.



GARAGE

21' 2" x 10' 3" (6.46m x 3.14m)



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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.

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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.

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