



Witchford Close  
Lincoln

MOUNT & MINSTER



# Witchford Close

## Lincoln

- Modern Detached Bungalow
- Two Bedrooms
- Lounge Diner
- Kitchen With Integrated Appliances
- Garage & Driveway
- Rear Garden & Patio
- No Onward Chain
- Popular Cul-de-Sac Location

### INTRODUCTION

Being sold with no onward chain, this refurbished detached two bedroom bungalow which is situated within a cul-de-sac location. Having been recently renovated, the accommodation comprises; Entrance Hall, Lounge Diner, Kitchen, Two Bedrooms and Shower Room. Outside is an enclosed rear garden, garage and off road parking.

### LOCATION

Witchford Close is a popular road in the area of Doddington Park. It is ideally located within easy reach of major transport links. Local primary schools include St Hugh's Catholic School and Leslie Manser Primary School. Birchwood Junior School and the specialist Fortuna School are also both in close proximity. The Birchwood Shopping Centre accommodates extensive shopping facilities as well as a medical practice, vets and pharmacy. Further shopping facilities are available within the city centre nearby.

### ACCOMMODATION

#### Entrance Hall

Laminate floor, uPVC double glazed door, loft access, ceiling light and single radiator.

#### Lounge Diner

**4.47m x 3.02m (14'7" x 9'10")**

Carpet, radiator, feature electric fireplace and uPVC double glazed bay window and ceiling light.





### **Kitchen**

**2.54m x 3.20m (8'3" x 10'5")**

Laminate floor, fitted wall and base units with counter worktops and integral appliances including a Lamona oven and induction hob with extractor over, built in fridge and a separate built in freezer, gas fired combi boiler, one and a half stainless steel sink and drainer unit, vertical radiator and uPVC double glazed window and door.

### **Bedroom One**

**2.74m x 3.45m (8'11" x 11'3")**

Carpet, uPVC double glazed window, ceiling light and single radiator.

### **Bedroom Two**

**2.54m x 2.54m (8'3" x 8'3")**

Carpet, ceiling light, uPVC double glazed window and single radiator.

### **Shower Room**

**1.88m x 1.68m (6'2" x 5'6")**

Laminate floor, walk in shower with rainfall shower head, vanity hand wash basin unit and low level WC, chrome heated hand towel rail and uPVC double glazed obscured window.

### **OUTSIDE**

Front - Small lawned area with a gravelled driveway leading up to a single garage with up and over door.

Rear - Enclosed garden being predominately laid to lawn with fenced and hedged perimeters.

### **METHOD OF SALE**

For sale by way of private treaty.

### **TENURE**

Freehold with vacant possession upon completion.

### **COUNCIL TAX BAND**

Council tax band: B

### **ENERGY PERFORMANCE CERTIFICATE**

EPC rating: D

### **VIEWINGS**

Via agents, Mount & Minster LLP (01522 716204),

### **PARTICULARS**

Drafted and photographed following clients' instruction January 2021.

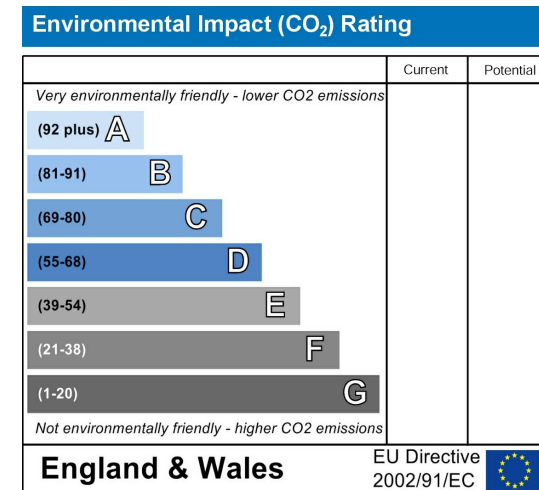
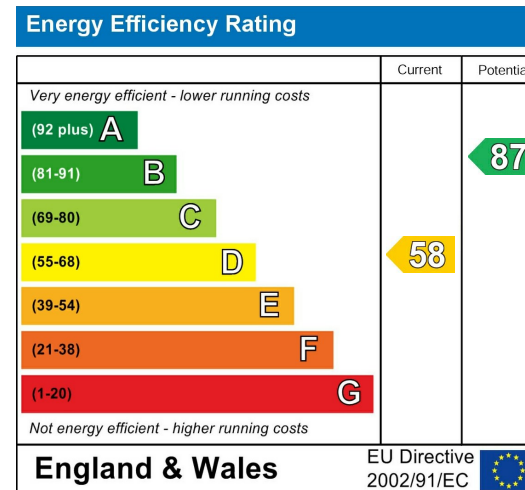
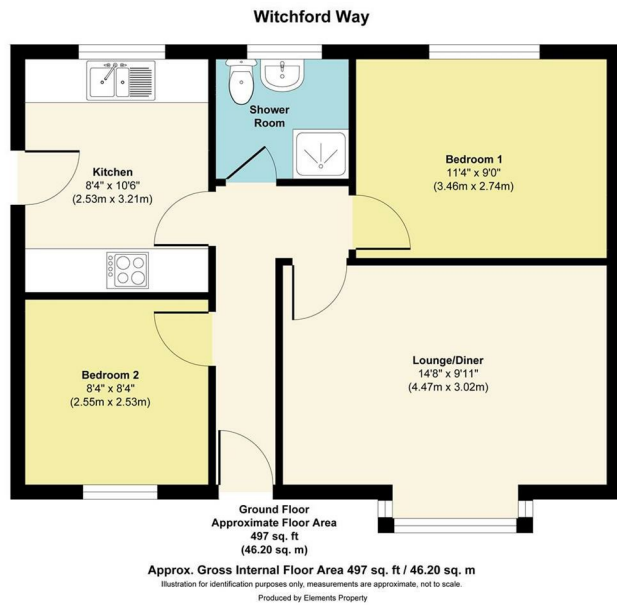
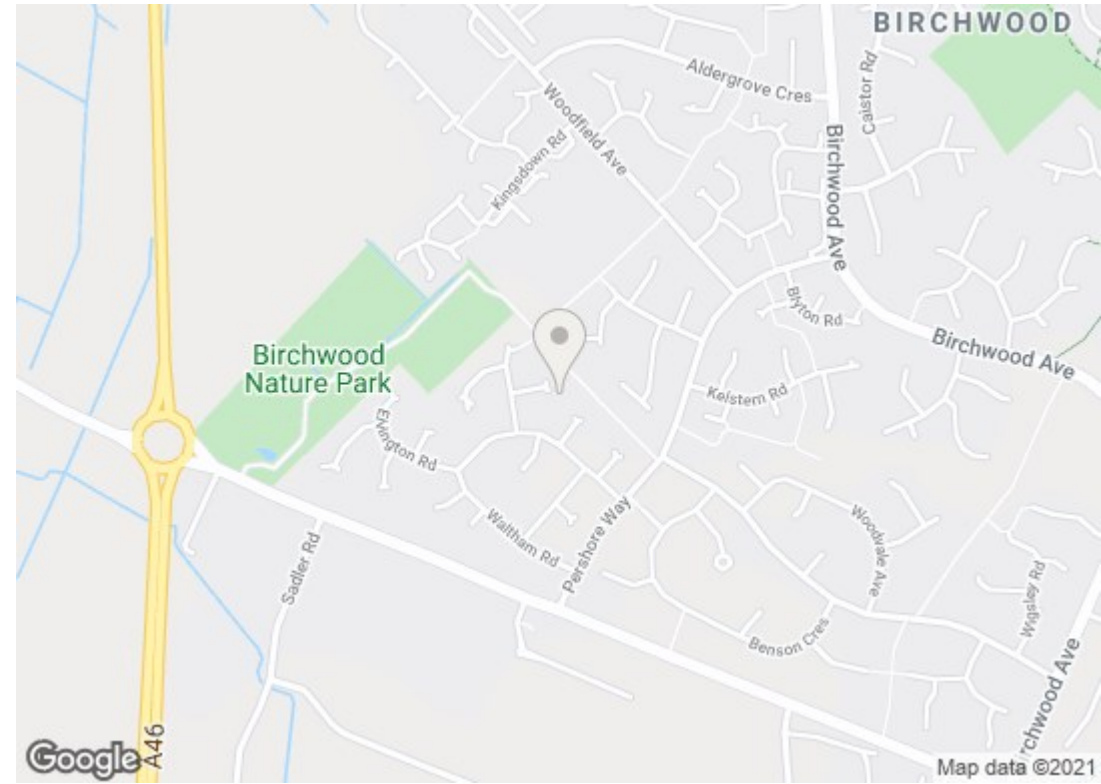
### **ADDITIONAL INFORMATION**

For further details, please contact Daniel Baines at Mount & Minster:

T: 01522 716204

E: [daniel@mountandminster.co.uk](mailto:daniel@mountandminster.co.uk)





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Atton Place, 32 Eastgate, Lincoln,  
Lincolnshire, LN2 1QA  
Tel: 01522 716204  
Email: info@mountandminster.co.uk

