



30 Sycamore Crescent

Lincoln, LN6 0RR

£315,000

An immaculate and well-proportioned four bedroom detached house situated on a corner plot in the popular and convenient Doddington Park area, close to Hartsholme Country Park. The property has fantastic accommodation comprising of Hall, Lounge, Dining Room, large Conservatory, stylish Kitchen with integrated appliances, Cloakroom/WC and a First Floor Landing leading to four Bedrooms, En-suite Shower Room to Bedroom 1 and a modern Family Bathroom. The house sits on a generous corner plot with block paved driveway for multiple vehicles, Single Garage and an enclosed rear garden. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating. Underfloor heating to the Kitchen, Dining Room and Conservatory.

EPC RATING – C

COUNCIL TAX BAND – C

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located in a popular location on Doddington Park to the south of Lincoln City, close to local shops, Hartsholme Country Park and is also within easy access to a local gym and further facilities along Tritton Road and into the City Centre. The A46 Bypass and train station is also easily accessible. 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 University.





DIRECTIONS

Heading out of Lincoln along Doddington Road, turn right onto Birchwood Avenue and then right again onto Fulmar Road. Continue along and Sycamore Crescent can be found on the right hand side.

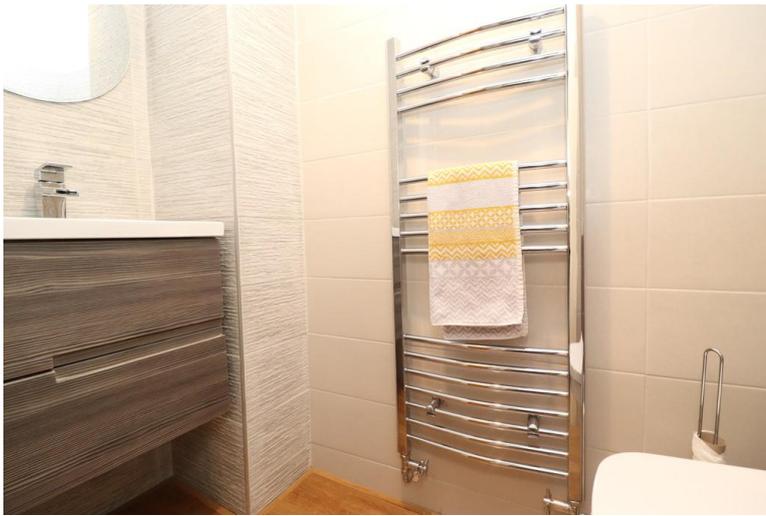
ACCOMMODATION

HALL

With staircase to the first floor, wood effect flooring and radiator.

LOUNGE

17' 5" x 11' 3" (5.31m x 3.44m) With double glazed windows to the front and side aspects, wall mounted feature gas fire and two radiators.



CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity unit, chrome towel radiator, tiled flooring and partly tiled walls.

DINING ROOM

12' 7" x 9' 6" (3.85m x 2.90m) With tiled flooring, underfloor heating and radiator.

CONSERVATORY

16' 2" x 13' 9" (4.95m x 4.20m) With double glazed French doors to the garden, underfloor heating and tiled flooring.

BREAKFAST KITCHEN

15' 11" x 12' 7" (4.86m x 3.85m) Fitted with a stylish range of wall and base units with work surfaces over, undermount 1½ sink with mixer tap over, Siemens eye level electric oven with warming drawer, microwave, coffee machine, space for American fridge freezer, integrated washer dryer and dishwasher, central island with induction hob and breakfast bar, tall radiator, door to the rear garden, underfloor heating and two double glazed windows to the rear aspect.



FIRST FLOOR LANDING

With loft access point, airing cupboard and double glazed window to the side aspect.

BEDROOM 1

13' 10" x 8' 8" (4.22m x 2.66m) With double glazed window to the front aspect, two double wardrobes, overbed storage, bedside tables and a radiator.



EN SUITE SHOWER ROOM

5' 8" x 8' 8" (1.74m x 2.65m) Fitted with a three piece suite comprising of shower cubicle with electric shower, close coupled WC and wash hand basin in a vanity unit, tiled walls, tiled flooring, spotlights, radiator and double glazed window to the side aspect.

BEDROOM 2

10' 4" x 8' 8" (3.16m x 2.66m) With double glazed window to the rear aspect, storage cupboard and radiator.

BEDROOM 3

10' 11" x 7' 11" (3.33m x 2.43m) With double glazed window to the front aspect, fitted wardrobes and radiator.



BEDROOM 4

8' 10" x 7' 5" (2.7m x 2.27m) With double glazed window to the rear aspect and radiator.



BATHROOM

6' 10" x 5' 6" (2.10m x 1.70m) Fitted with a three piece suite comprising of panelled bath with electric shower over and glass shower screen, close coupled WC and wash hand basin on a vanity unit, storage cupboard, chrome towel radiator, tiled walls, tiled floorings, spotlights and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and access to the attached single garage with up and over door, light and power. There are gravelled gardens to the front and side. The property sits on a generous corner plot with a private and enclosed rear garden laid mainly to lawn with a patio seating area, mature shrubs and flowerbeds.

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

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £50 per purchase from them.

CWM and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £25.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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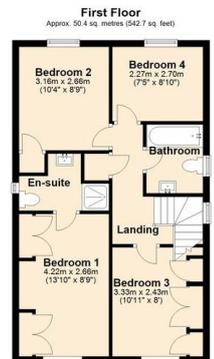
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you work out the cost of financing your purchase.

NOTE
1. None of these 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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- The details are a general outline of 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 in relation to this property.
- 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 and not verified.

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Total area: approx. 147.6 sq. metres (1588.6 sq. feet)
For information purposes only. Plan produced using PlanIQ.

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.

