

35 Waltham Road,

Lincoln, LN6 0SD

Book a Viewing!

Offers in the Region of £350,000

A much improved and extended four bedroomed detached house, with the potential to become a warm and spacious family home. Situated within the popular Doddington Park area, the property is not only located close to all local amenities, but is conveniently close to delightful parklands, combining children's play areas and an abundance of nature walks and wildlife. Also close by is the stately home 'Doddington Hall', with its stunning gardens, farm shop, restaurant and home style shop. The property offers generous and versatile living accommodation to comprise Entrance Porch, welcoming Entrance Hall, Ground Floor Wet Room, spacious Lounge, Conservatory, fitted Kitchen and Dining Room (offering potential to combine the kitchen and dining area, which would open up the whole house to light and allow views of the private, low maintenance patio garden). There is also a separate Sitting Room, ideal for modern family living. To the First Floor a landing leads to four well-proportioned Bedrooms, with the principal Bedroom benefiting from an En-Suite Shower Room, together with a Family Bathroom. Outside, the property is approached via a block paved driveway providing off-road parking and access to the Garage, also offering potential to convert further to provide additional off-road parking for vehicles if required. There is a beautifully landscaped, enclosed rear garden offering an excellent space for relaxing and entertaining. Whether you are just starting out on your family journey, or looking to adapt for your retirement years, the property offers a blank canvas on which to paint your own vision. NO CHAIN.





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LOCATION
Located on the ever popular Doddington Park development, south of Lincoln City Centre, the property is ideally positioned for a wide range of local amenities. Birchwood Shopping Centre is within easy reach, together with further retail and leisure facilities along Tritton Road, while the A46 bypass provides excellent transport links. The historic Cathedral City of Lincoln offers an excellent selection of high street shops, restaurants, cafés, leisure facilities, a marina, cinema and cultural attractions. The picturesque Bailgate Quarter, with its independent boutiques, eateries, Lincoln Castle and the iconic Cathedral, sits alongside the city's thriving university, making Lincoln a vibrant and highly desirable place to live.

ACCOMMODATION

PORCH

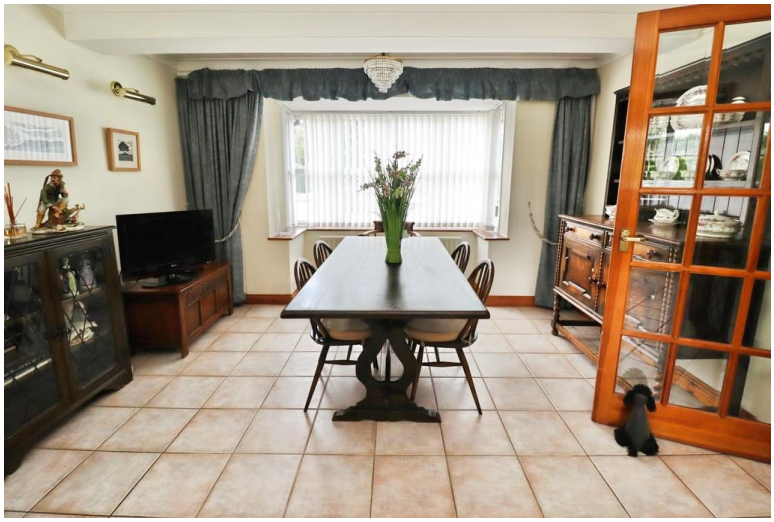
ENTRANCE HALL
With staircase to the first floor, under stairs storage cupboard, double glazed window to the front aspect and radiator.



WET ROOM
Fitted with wet room shower, wall hung wash hand basin, close coupled WC, chrome towel radiator and tiled walls.

LOUNGE
16' 4" x 12' 5" (5.00m x 3.80m) With doors opening onto the conservatory, wall mounted electric fire and radiator.

CONSERVATORY
14' 0" x 11' 4" (4.28m x 3.46m) With double glazed French doors to the rear garden, tiled flooring and two radiators.



DINING ROOM
12' 11" x 12' 7" (3.95m x 3.84m) With double glazed bay window to the front aspect, tiled flooring and radiator.

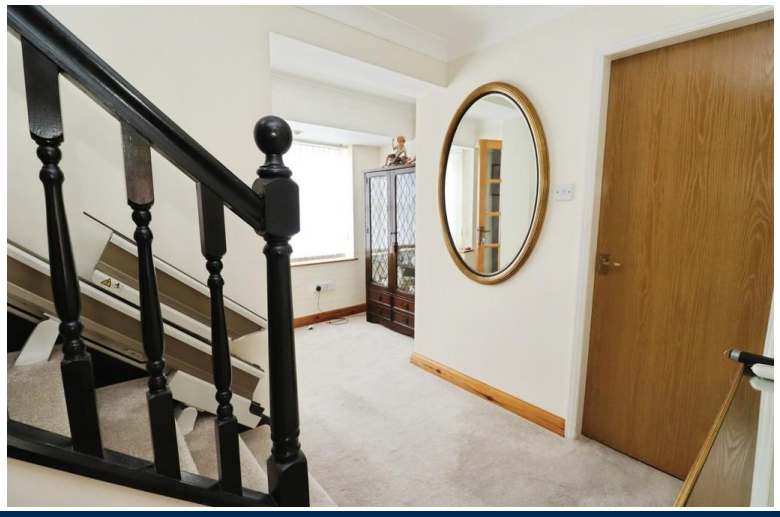
KITCHEN
12' 5" x 9' 1" (3.81m x 2.79m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan, spaces for fridge freezer, washing machine and dishwasher, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.



SITTING ROOM
13' 10" x 9' 5" (4.24m x 2.88m) With two double glazed windows to the side aspect, double glazed French doors onto the garden, part tiled and part wooden flooring, wall mounted gas fired central heating boiler, personnel door to the garage and radiator.

FIRST FLOOR LANDING
With double glazed window to the front aspect and airing cupboard.

BEDROOM 1
11' 11" x 10' 9" (3.65m x 3.28m) With double glazed window to the rear aspect and radiator.



EN-SUITE SHOWER ROOM
Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, chrome towel radiator, tiled walls and double glazed window to the rear aspect.

BEDROOM 2
10' 8" x 7' 10" (3.27m x 2.40m) With a range of fitted bedroom furniture, including over bed storage and wardrobes, double glazed window to the rear aspect and radiator.









BEDROOM 3
10' 1" x 7' 10" (3.08m x 2.40m) With fitted bedroom furniture, including over bed storage, bedside tables and fitted wardrobe, double glazed window to the front aspect and radiator.

BEDROOM 4
9' 9" x 7' 10" (2.98m x 2.39m) With double glazed window to the front aspect and radiator.

BATHROOM
Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, chrome towel radiator, tiled walls and double glazed window to the rear aspect.

GARAGE
18' 10" x 8' 11" (5.75m x 2.74m) With an electric roller door to the front, personnel door to the rear, storage shelving, light and power.

OUTSIDE
To the front of the property there is a low maintenance gravelled garden with mature shrubs inset behind low level wall. A gated block paved driveway provides off street parking for multiple vehicles and gives access to the garage. To the rear there is a landscaped enclosed garden, with patio seating areas, area of artificial grass and mature shrubs.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.













Total area: approx. 159.4 sq. metres (1715.5 sq. feet)

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

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.

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https://www.mundys.net/referrals/

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

The Property Ombudsman