

FOR SALE



Kingsdown Road, Lincoln
Asking Price Of £250,000


MARTIN&CO



Kingsdown Road, Lincoln

3 Bedrooms, 2 Bathroom

Asking Price Of £250,000

- Three Generous Sized Bedrooms
- Spacious living Accommodation
- Master Bedroom with Ensuite
- Recently Redecorated
- **NEWLY FITTED BOILER** with 5 year warranty.

DESCRIPTION A well presented family home briefly comprising; entrance hall, WC, living room with patio doors to the fully enclosed garden, open plan kitchen/diner, to the first floor are three Bedrooms, a master with an en-Suite and a Family Bathroom. Benefitting externally of off-road parking for multiple vehicles and a detached garage, and a landscaped garden mostly laid to artificial grass with a decking area.

The location offers access to schooling for all ages, local amenities, shops, doctors, and public transport services plus the A46 bypass road link.

ENTRANCE HALL Pvc double glazed entrance door and window to the front aspect, tile flooring, a light fitting, coat hooks fitted to wall, a radiator, and stairs to the first floor.

WC 6' 3" x 2' 8" (1.91m x 0.83m) Low level WC, wall mounted sink with mixer tap, light fitting, wall mirror and bathroom fixtures. Pvc double glazed window to the front aspect, tile flooring and a radiator.

KITCHEN 18' 0" x 10' 1" (5.51m x 3.08m) Base and eye level units with laminated worktops, a composite sink drainer with mixer tap, Four ring gas hob with extractor over, electric oven grill, space and plumbing for a washing machine and fridge freezer. Duel aspect Pvc double



glazed windows to the front and side, and a pvc double glazed door accessing the side passage to the property, two large square light fittings and an understairs storage cupboard.

LIVING ROOM 18' 0" x 10' 11" (5.51m x 3.33m) Pvc double glazed French doors accessing the garden, a PVC double glazed window to the front aspect, laminate flooring, ceiling and wall lighting, and two radiators.

STAIRS/LANDING Pvc double glazed window to the rear aspect, carpet flooring, a light fitting, radiator and storage cupboard housing the Ideal Combination boiler.

MASTER BEDROOM 13' 6" x 11' 9" (4.13m x 3.59m) Pvc double glazed window to the front aspect, laminate flooring, a light fitting, radiator and free standing wardrobes.

ENSUITE 6' 0" x 5' 8" (1.83m x 1.74m) Low level WC, a vanity sink with undercounter storage, and a mains fed shower cubicle. Circular pvc double glazed window to the front aspect, vinyl flooring, a light fitting and heated towel rail.

BEDROOM 11' 0" x 8' 9" (3.37m x 2.67m) Pvc double glazed window to the front aspect, laminate flooring, a light fitting, radiator and free standing wardrobes.

BEDROOM 9' 1" x 8' 1" (2.77m x 2.47m) Pvc double glazed window to the side aspect, laminate flooring, light fitting and a radiator.

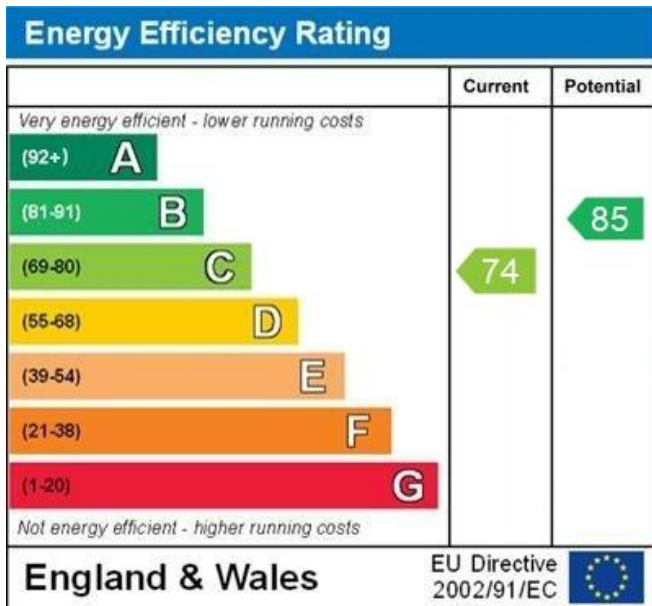
BATHROOM 8' 0" x 6' 0" (2.44m x 1.83m) Low level WC, pedestal sink, a standard bath with a mains fed shower over. Pvc double glazed window to the side aspect, fully tiles walls and flooring, a large square light fitting and a heated towel rail.

GARAGE Up and over door to the front, a further rear access door, with electric and light.



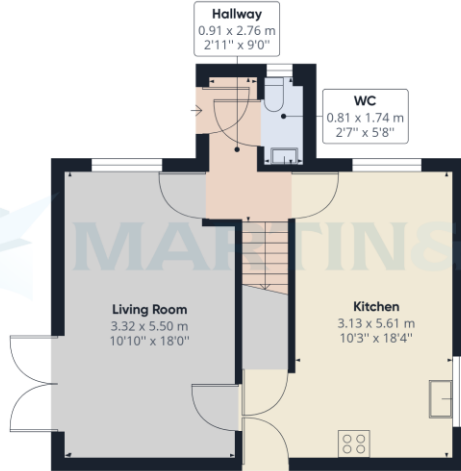
OUTSIDE SPACE The Front offers parking for multiple vehicles, a grassed area and tall hedge to the boundary. The rear fully enclosed north facing garden is non-overlooked, mostly laid to artificial grass with a decking area, and further soiled area. Access to the garage via the rear garage door, and access to the front via the side gate.

FIXTURE & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

99.29 m²
1068.75 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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