

Primrose Close, Lincoln



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House - Detached 4 Bedrooms, 4 Bathroom

£300,000

Date Available: Deposit: null

- Three Double Bedrooms & A Single Bedroom
- · Master Bedroom With An Ensuite
- Modern Kitchen With Utility Room
- Modern Bathroom & WC
- Fully Enclosed South Facing Garden with Artificial Grass
- Part Triple Glazed Windows
- EPC = C // FREEHOLD
- · Council Tax Band D

A perfect four bedroom detached family home situated within the ever popular Brant Road area. Internally comprising of an entrance hall, lounge, kitchen, dining room, utility & WC. To the first floor are four bedrooms, including a master with ensuite, and a family bathroom. Integral garage, driveway parking and attractive gardens.

Brant Road is situated close to local amenities to include shops, schooling, doctors surgery and transport links including a regular bus service.

EPC Rating - C Council Tax Band - D Tenure - Freehold







Description

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EPC Rating - C

Council Tax Band - D

Tenure - Freehold

Entrance Hall

14'7" x 3'7"

Double glazed pvc entrance door with a floor length side window, tiled wood effect flooring, two light fitting, radiator and a storage cupboard under the stairs.

Wc

4'11" x 2'8"

Low level Wc, a slimline counter top sink, tiled wood effect flooring, tiled walls to wet areas, a light fitting, an extractor fan and a heated towel rail.

Kitchen

9'8" x 8'3"

Base and eye units with laminate work surfaces. A composite sink drainer, a four ring gas hob, electric oven with extractor over, and in integrated dishwasher. Space for a fridge freezer or alternative appliance. PVC triple glazed window to the front aspect, tiled flooring, a spot lit ceiling and a radiator.

Utility Room

5'9" x 4'8"

Base and eye units with laminate work surfaces, space and plumbing for a washing machine, Ideal combination boiler housed in cupboard, and consumer unit to wall. PVC double glazed side door, tiled flooring and a spot lit ceiling.

Living Room

14'11" x 10'10"

Two pvc triple glazed windows to the rear aspect, carpet flooring, two light fittings and a radiator.

Dining Room 9'5" x 8'3"

Pvc double glazed French doors to the rear, tiled wood effect flooring, a light fitting and a radiator.

Stairs / Landing

Carpet flooring, a light fitting, fire alarm, loft access and a storage cupboard.

Master Bedroom

13'1" x 11'8"

Pvc triple glazed window to the front aspect, carpet flooring, a light fitting and a radiator

Ensuite

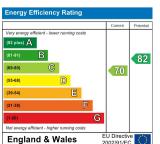
6'0" x 4'5"

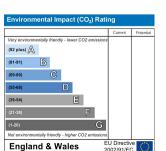
A Low level wc, pedestal sink, walk in shower cubicle with electric shower, a heated towel rail and an extractor. Pvc double glazed window to the front aspect, tiled wood effect flooring, and a light fitting.

Bedroom

10'7" x 8'3"

Pvc double glazed window to the rear aspect, carpet flooring, a light fitting, radiator, and a built in storage cupboard.













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