



8 Swallow Gardens
Lincoln. LN6 7BF

BELL



8 Swallow Gardens

Lincoln

This has clearly been a much loved and well cared for two-bedroom semi-detached bungalow, pleasantly situated within an exclusive and discreet development of just twelve semi-detached and one detached bungalows, designed for the over 55's, and tucked away just off Doddington Road in this popular residential area of the historic City of Lincoln.

The accommodation comprises; Entrance Lobby, Lounge Diner, Kitchen, Inner Hall, Bathroom and two well-proportioned Bedrooms. To the rear, there is a particularly pleasant and surprisingly private courtyard garden, enjoying favourable southerly and westerly aspects.

The bungalow stands well back from Doddington Road within the attractive communal grounds of Swallow Gardens, with a generous shared parking area providing ample space for both residents and visitors, together with an unallocated parking space for each property.

Swallow Gardens is conveniently located for access to a wide range of local shopping and social amenities, whilst the city centre and the A46 bypass are both easily accessible by car or public transport.



ACCOMMODATION

Entrance Lobby having new PVC obscure double glazed panelled front entrance door, radiator and door through to:

Lounge Diner with a very pleasant outlook over Swallow Gardens green to the east; fireplace having fitted gas fire with marble style back and hearth and attractive moulded surround; coving and radiator. Doors through to lobby and to:



Kitchen having a very pleasant easterly outlook across Swallow Gardens green; a good range of fitted kitchen units comprising; work surface with single drainer stainless steel one and a half bowl sink unit inset, concealed laundry white good and cupboard space. Further fitted work surface extends across the adjoining wall with drawer and cupboard space and Beko built-in oven beneath, four ring gas hob to surface, concealed cooker hood above, wall cupboard space set on either side, space for upright fridge freezer. To the corner there is the wall mounted Worcester gas central heating boiler. There are tiled splash backs to all fitted work surface areas, tiled floor, coving, and radiator.

Central Lobby with access to roof space.

Bathroom comprising panelled bath across one wall with mixer tap/shower fitting, accompanying wall tiling and shower screen above, pedestal wash hand basin, low level WC, coving, tiled floor, radiator and extractor vent.

Bedroom 2 with a very pleasant westerly outlook over the rear courtyard garden; coving and radiator.

Bedroom 1 / Sitting Room having a double glazed single patio door providing access out into the courtyard garden, coving and radiator.

OUTSIDE

The bungalow stands in a very prominent position in Swallow Gardens at the head of the green. There is ramp access and steps up to the front door.

There is a garden area set to the eastern frontage of the bungalow and down the northern elevation which has been laid to lawn, predominantly enclosed by low post and chain link fencing. From the pathway there is a pedestrian gate which provides access directly into the very well enclosed and surprisingly private courtyard garden enjoying both southerly and westerly aspects. The patio door of the bedroom/sitting room opens directly onto the paved patio area with accompanying attractive well stocked flowerbeds/borders. Set to the north- western corner of the garden there are two very useful timber garden sheds.

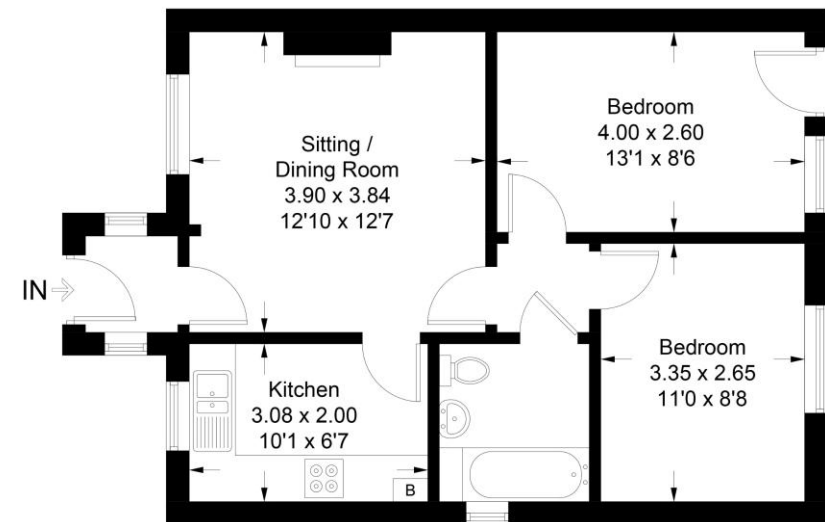
Attached to the rear western elevation of the house there is a collapsible sun awning. Exterior light fitting and an outside water tap to the front of the property.





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Approximate Gross Internal Area = 50.7 sq m / 546 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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