



15 Breedon Drive

Lincoln, LN1 3UR



Book a Viewing!

£230,000

A three-bedroom, bay-fronted semi-detached home located on Breedon Drive, just off Burton Road, within the ever-popular Uphill Area of Lincoln. The property is within walking distance for most to Burton Road, which offers a range of shops and facilities, as well as access to the Bailgate and Cathedral Quarter. Lincoln City Centre is also easily accessible by foot, car or public transport. Internally, the property has been recently updated by the current owner and features a newly fitted kitchen, a recently installed boiler and full redecoration throughout. It also benefits from new floor coverings, including carpets and vinyl flooring. The home sits on a corner plot with a front driveway providing off-road parking and leading to a generous rear garden. The accommodation comprises an entrance hallway, lounge, dining room and kitchen, with the first floor landing leading to three bedrooms and a bathroom. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

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.



ACCOMMODATION

ENTRANCE HALL

With UPVC double glazed external door, stairs to the first floor, radiator and access to an understairs storage area with a timber window, plumbing and space for a washing machine.

LOUNGE

11' 11" x 11' 10" (3.63m x 3.61m) With UPVC double glazed window and radiator.

DINING ROOM

12' 0" x 11' 11" (3.660m x 3.63m) With UPVC double glazed window and radiator.



KITCHEN

11' 11" x 5' 11" (3.63m x 1.8m) With timber external door, two UPVC double glazed windows, vinyl flooring and fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink and drainer, integrated oven, four-ring ceramic hob, breakfast bar, radiator and a wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

With UPVC double glazed window and access to the roof void.

BEDROOM 1

12' 1" x 10' 3" (3.68m x 3.12m) With UPVC double glazed window and radiator.

BEDROOM 2

10' 3" x 9' 8" (3.12m x 2.95m) With UPVC double glazed window and radiator.

BEDROOM 3

7' 7" x 7' 2" (2.31m x 2.18m) With UPVC double glazed window and radiator.



BATHROOM

7' 7" x 5' 8" (2.31m x 1.73m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath with shower attachment, fully tiled walls, extractor fan and radiator.



OUTSIDE

To the front of the property there is a gravel driveway providing off road parking, alongside a low-maintenance gravel garden that could also be used for additional parking if required. Gates lead to the rear of the property where there is a further gravel area and a hardstanding base for a garage. Beyond this is a large lawned garden.



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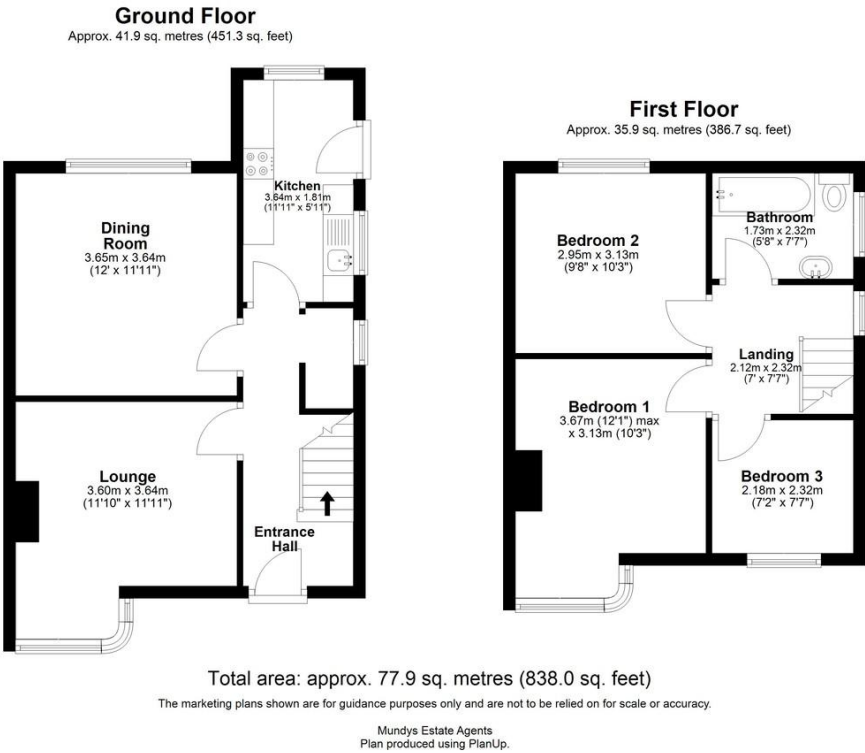
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

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