



Neile Close, Lincoln, , LN2 4RT

- Popular 'uphill' Lincoln
- Large conservatory style Kitchen diner extension with French Doors to garden
- Modern gas combi central heating regularly serviced
- Rear facing lounge with French doors to paved area
- Desirable cul de sac location within walking distance of bus stop, Carlton Centre and Nettleham Fields shopping areas
- Extended 2 bedroom semi detached bungalow with south facing rear garden and good '73' energy efficiency rating
- Scandinavian log cabin with 6 seater American hot tub and gym space
- Wide attached garage with potential to convert
- Enlarged bathroom and separate WC
- Minor work needed to complete a modern comfortable home

Price £249,950



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DESCRIPTION

A much improved 2 bedroom semi detached bungalow on a larger than average south facing plot with an attached garage, large conservatory extension and Scandinavian style hot tub cabin in a desirable cul de sac location on the eastern edge of the city of Lincoln with easy access to the bye pass and a full range of urban amenities.

The property also benefits from uPVC double glazing including French Doors, uPVC soffits and fascias, fibre internet, external water and power supplies, and good '73' energy efficiency rating.

Consisting of front entrance lobby leading to inner hallway with doors to lounge with French Doors to the rear garden, master bedroom with bow window and range of mirror fronted sliding door wardrobes, second bedroom currently used as a study, bathroom partly refitted space for a separate shower, separate WC with washbasin.

The hallway also leads to the extended conservatory style kitchen diner with modern white sheen cabinets and granite worktops, butlers sink, Neff electric fan oven, gas hob, Bosch dishwasher, under counter fridge two larder units and feature chandelier.

The frontage is currently laid to garden but could provide extra parking spaces. Currently there is one parking space on the driveway which leads to the garage.

The south facing rear garden is mainly laid to lawn with an established small orchard in the corner with apple, pear and flowering cherry trees. A new pair of gates has been installed to the side along with new fencing on that boundary.

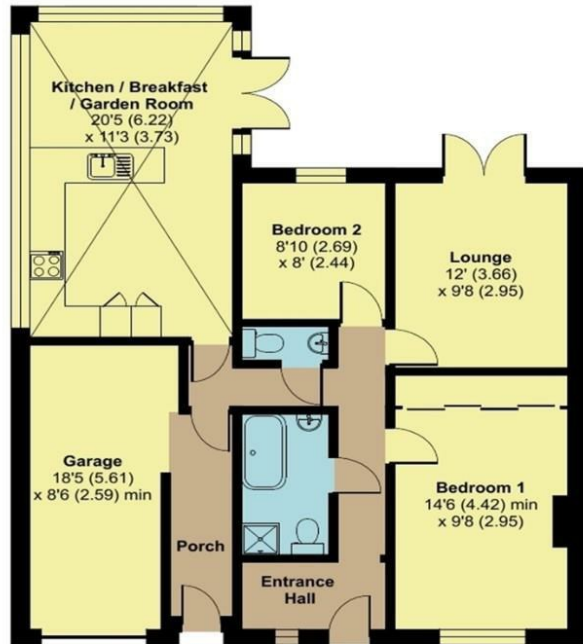
Neile Close, Lincoln, LN2

Approximate Area = 985 sq ft / 91.5 sq m (includes garage)

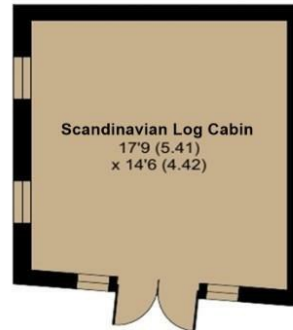
Outbuilding = 248 sq ft / 23 sq m

Total = 1233 sq ft / 114.5 sq m

For identification only - Not to scale



APPROX FLOOR AREA 91.5 SQ M (985 SQ FT)



OUTBUILDING APPROX FLOOR AREA 23 SQ M (248 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters Property Group. REF: 1103311

Viewings

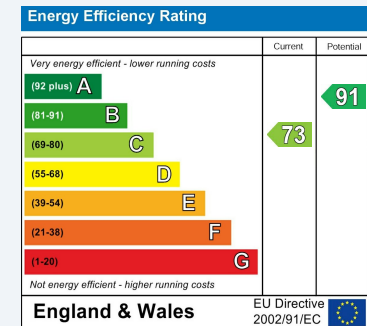
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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