

Buy. Sell. Rent. Let.



69 Chedworth Road, Lincoln, LN2 4SW



3



1



2

When it comes to  
property it must be

  
lovelle



Asking Price £210,000



Located in the sought-after Glebe Park, North of Lincoln City. This beautifully maintained three-bed semi is perfect for first-time buyers or families. Lounge, dining room, kitchen, modern bathroom, and a spacious garden, it's ready to move in. A large driveway and detached garage complete the package. Don't miss out—book your viewing today!

#### Key Features

- Semi-detached house
- Popular Glebe Park location
- Extremely well-maintained
- Living room, kitchen, dining room
- Fitted kitchen
- 3 bedrooms & bathroom
- Occupying a generous plot
- Good size garden to rear
- Single detached garage
- Tenure: Freehold







## Introduction

69 Chedworth Road is a beautifully maintained three-bedroom semi-detached home, situated in the highly sought-after Glebe Park area, north of Lincoln City. The property has been lovingly cared for by the current owners and offers a comfortable and inviting living space, ideal for first-time buyers, couples, or small families.

Stepping inside, a small entrance hall leads into a bright and airy living room, featuring a charming bay window that allows plenty of natural light. An open archway seamlessly connects the living area to the dining room, creating a sociable and well-proportioned layout. The kitchen is compact yet well-equipped, offering fitted units and workspace for everyday cooking.

Upstairs, there are three bedrooms, including two doubles and a single, all well-presented and offering versatility for family living or home office space. The modern family bathroom has a modern finish, featuring a shower over the bath.

Occupying a generous plot, the property benefits from a large driveway with ample parking for at least three vehicles, along with a single detached garage. The rear garden is a fantastic outdoor space, mostly laid to lawn with a paved patio area, well-established plants, and shrubs, providing a peaceful and private setting to enjoy.

This is a wonderful opportunity to purchase a well-presented home in a popular residential location, offering a blend of comfort, convenience, and outdoor space.

The property is fully double glazed and has a gas fired central heating system. Council tax band: B.

## Ground Floor Accommodation

### Hallway

1.29m x 1.22m (4'2" x 4'0")

Stairs leading to first floor landing, radiator, and uPVC double glazed front entrance door.

### Living Room

3.92m x 3.96m (12'11" x 13'0")

Double glazed bay window to front aspect, radiator, and open archway leading to the dining room.

### Dining Room

2.61m x 2.41m (8'7" x 7'11")

Radiator, and uPVC double glazed French doors leading out to the rear patio area.

### Kitchen

2.71m x 2.41m (8'11" x 7'11")

Fitted base and wall units with contrasting roll edge work surfaces, integrated oven, electric hob, stainless steel extractor canopy, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, wall mounted boiler, one and a half stainless steel sink unit, radiator, vinyl flooring, and uPVC double glazed side entrance door.



## First Floor Accommodation

### Landing

2.36m x 1.76m (7'8" x 5'10")

Access to roof space and airing / storage cupboard.

### Bedroom 1

3.24m x 2.7m (10'7" x 8'11")

Double glazed window to front aspect, radiator, and fitted wardrobes with sliding mirrored doors.

### Bedroom 2

2.73m x 2.96m (9'0" x 9'8")

Double glazed window to rear aspect, and radiator.

### Bedroom 3

2.38m x 2.13m (7'10" x 7'0")

Double glazed window to front aspect, and radiator.

### Bathroom

1.79m x 1.8m (5'11" x 5'11")

Fitted suite comprising panelled bath with mains shower over, and glazed shower screen, pedestal wash hand basin, and low-level WC. The walls are fully tiled, extractor fan, heated towel rail, vinyl flooring, and double glazed window to rear aspect.

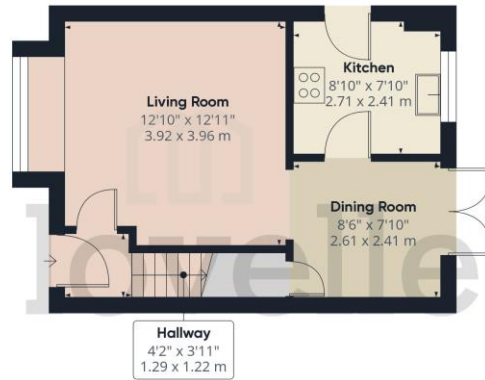
### Garden

The rear garden is a fantastic outdoor space, mostly laid to lawn with a paved patio area, well-established plants, and shrubs, providing a peaceful and private setting to enjoy.

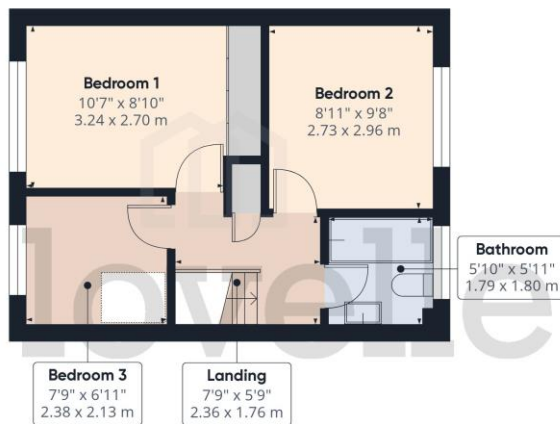
### Driveway & Garage

Occupying a generous plot, the property benefits from a large driveway with ample parking for at least three vehicles, along with a single detached garage.





Ground Floor



Approximate total area<sup>(1)</sup>

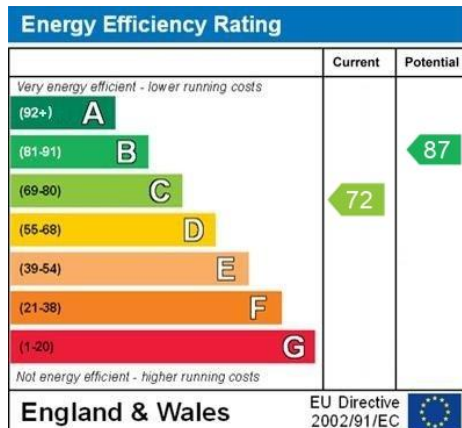
676.51 ft<sup>2</sup>  
62.85 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



WWW.EPC4U.COM

When it comes to **property**  
it must be



01522 305605

lincoln@lovelle.co.uk