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Searby Road, Lincoln, LN2 4DT



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Asking Price: £235,000



A well-presented two double bedroom detached bungalow located on the sought-after Searby Road in Lincoln. The property offers a spacious layout including a sunroom, dining room, private garden, with allocated parking & driveway. Ideally positioned close to local amenities and transport links, this charming bungalow is perfect for those seeking comfortable single storey living in a desirable location.

#### Key Features

- Detached bungalow
- Popular location North of Lincoln
- Two spacious double bedrooms
- Bright and versatile sunroom
- Separate dining room
- Comfortable spacious lounge
- Well-appointed kitchen
- EPC Rating: C
- Tenure: Freehold
- Council Tax Band: C







## Charming 2-Bedroom Detached Bungalow on Searby Road, Lincoln - Spacious Garden & Sunroom

Located in the sought-after residential area of Searby Road, Lincoln (LN2 4DT), this delightful two double bedroom detached bungalow offers a wonderful blend of comfort, space, and convenience.

Set on a generous plot, the property boasts a spacious and beautifully maintained garden, ideal for relaxing or entertaining. Internally, the bungalow features a light-filled sunroom, perfect for entertaining.

The accommodation comprises two well-proportioned double bedrooms, a welcoming lounge, a separate dining room, and a well-appointed kitchen. The layout offers excellent flexibility for modern living, with the added benefit of a sunroom that could also serve as a reading area or home office.

Additional benefits include allocated parking, gas central heating, and double glazing throughout. This property is ideally positioned for access to local amenities, public transport, and Lincoln's historic city centre. Early viewing is highly recommended to appreciate all this charming bungalow has to offer.

### Entrance Hall

0.73m x 1.7m (2'5" x 5'7")

uPVC front door, carpet, and archway leading to living room.

### Living Room

4.78m x 4.23m (15'8" x 13'11")

Central fireplace, carpet, radiator, double glazed window to front aspect. Archway leading to dining room and door leading to bedrooms.

### Dining Room

2.94m x 2.71m (9'7" x 8'11")

Double glazed double doors leading to conservatory, radiator, carpet, and door leading to kitchen.

### Kitchen

3.38m x 2.48m (11'1" x 8'1")

Fitted base and wall units, double glazed uPVC door leading to outside. Space for washing machine, fridge-freezer, and dryer. Gas hob, integrated oven, and sink. Double glazed window to rear aspect. Extractor canopy, splashback, and tiled flooring.

### Sunroom

3.26m x 3.98m (10'8" x 13'1")

Double glazed windows and doors, tiled flooring, ceiling fan, double doors leading to outside and dining room. Exposed brick, and polycarbonate roof.

### Hallway

1.24m x 2.05m (4'1" x 6'8")

Doors leading to bedrooms, bathroom, cupboard, and living room, and carpeted flooring,

### Bedroom 1

3.06m x 3.86m (10'0" x 12'8")

Double bedroom with double glazed window to front aspect, radiator, carpet, ceiling fan, and door leading to hallway.

### Bedroom 2

2.55m x 2.84m (8'5" x 9'4")

Double bedroom with double glazed window to rear aspect, radiator, carpet, and door leading to hallway.

### Bathroom

2.02m x 1.66m (6'7" x 5'5")

Low level WC, tiled flooring, wash basin, double glazed window to side aspect, electric shower, radiator, and tiled walls.

### External

Private driveway to front, and allocated space to rear. Private back garden and front garden.

### Agent Notes

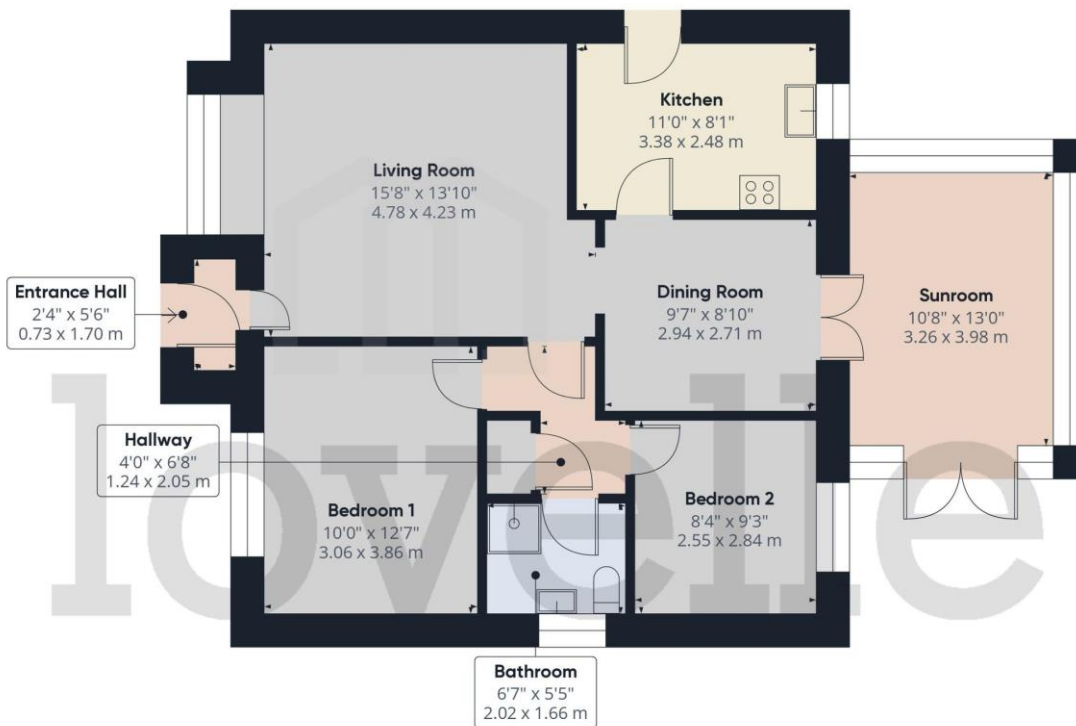
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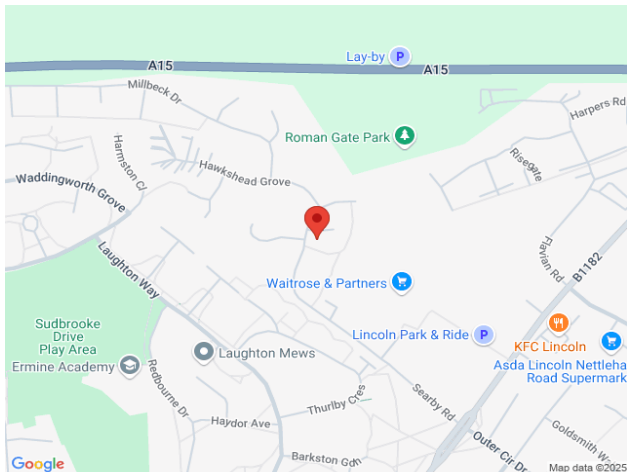


Approximate total area<sup>1</sup>  
838.82 ft<sup>2</sup>  
77.93 m<sup>2</sup>

(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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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