

## Chedworth Road, Lincoln, LN2 4SL



**Offers In The Region Of £159,950 Freehold**



**\*\*NO CHAIN\*\*** A nicely presented two bedroom semi detached house set in a quiet cul-de-sac location in the popular area of uphill Glebe Park being close to the Carlton Centre shopping precinct and the Cathedral Quarter, offering easy access to major routes as only 2 minutes onto the A46 Lincoln bypass.

The property briefly comprises of: Living room with bay window, modern kitchen diner, double and single bedroom, bathroom with shower over the bath, a landscaped low maintenance rear garden, single garage, graveled driveway for up to 4 cars, UPVC wood grained effect leaded windows, gas central heating with radiators to all rooms, EPC rating: D and Council Tax Band: A



## Accommodation



The property is entered through a UPVC upper glazed side door off the driveway having a portico over the door.

## Living Room 14'8" x 11'1"



Bay window to front elevation with a double radiator underneath, wall mounted electric fire with marble back and hearth, stairs to first floor, plank effect vinyl flooring, pendant lighting and HIVE central heating programmable thermostat.

## Kitchen/Diner 7'10" x 11'1"



Entered through either an archway from the living room or the upper glazed back door, UPVC leaded window to rear elevation, the kitchen offers a range of modern cream gloss wall and base units with laminate marble effect worktops with a matching back board splash-back extending into window ledge, stainless steel sink and drainer with swan neck mixer tap, freestanding gas cooker with pan storage racking on wall above, the sale includes a washing machine and a tall fridge freezer, microwave on a wall mounted shelf, consumer unit, double radiator, optional slimline table and two chairs, pendant lighting and plank effect vinyl flooring.

## Bedroom 1 9'11" x 11'1"



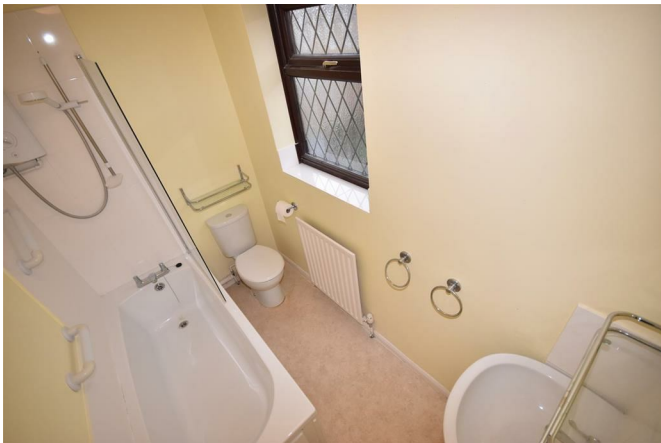
UPVC leaded window to the front elevation, carpeted flooring, single radiator, storage cupboard with two shelves behind the door, fitted single wardrobe extending to matching cupboards over the bed with closely matching freestanding double wardrobe and chest of drawers on opposite wall and pendant lighting.

## Bedroom 2 7'2" x 6'1"



Leaded UPVC window to the rear elevation, carpeted flooring, single radiator and pendant lighting.

## Bathroom



Frosted leaded UPVC window to side elevation, vinyl flooring, enclosed light fitting, paneled bath with mixer taps, electric shower over bath with shower screen, extractor fan, close coupled toilet, single radiator, pedestal wash hand basin with vanity storage underneath with a mono bloc mixer tap with shelf above.

## Landing



Valliant Combi boiler in cupboard having been maintained under a British Gas Contract, loft hatch and pendant lighting.

## Garage and Driveway

A detached single garage with up and over door having sockets and lighting inside, the graveled driveway is long enough to accommodate up to four cars.

## Front and Rear Garden



The front is laid to gravel with a few trees and shrubs, the rear garden is mainly paved but has a raised flower bed and some graveled areas featuring a rockery in the middle, it also has a plastic storage shed behind the garage and is accessed via a side gate off the driveway.

## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are

only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

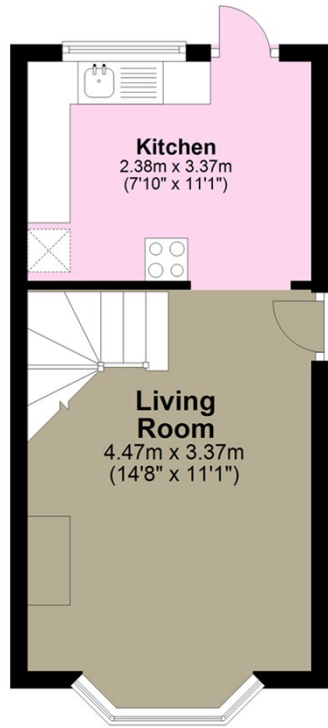
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Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

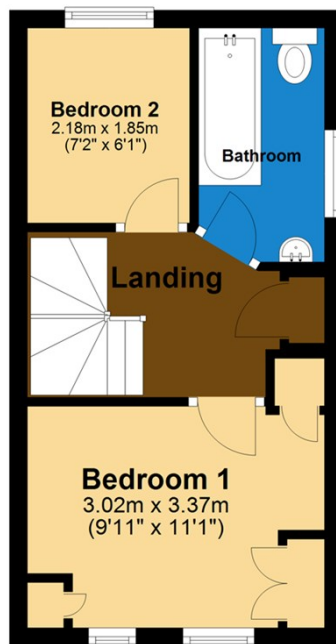


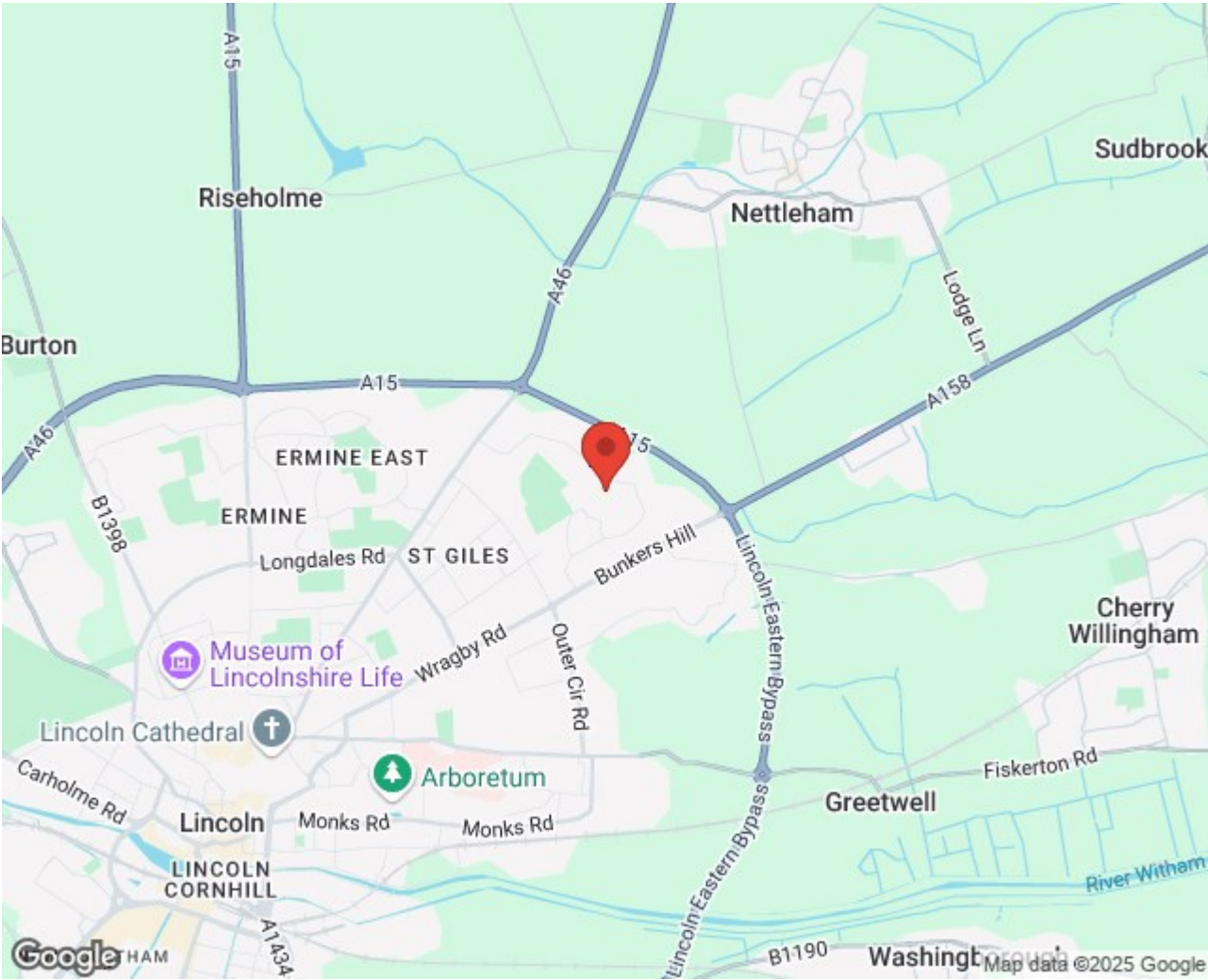
## Ground Floor



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Plan produced using PlanUp.

## First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	