

Kelstern Close, Lincoln, LN6 3NL



Asking Price £150,000 Freehold



****NO CHAIN**** Two bedroom semi detached house set in a cul de sac location in the popular area of Doddington Park offering many local amenities such as good schools, pubs, takeaways and the Birchwood shopping centre all with in easy walking distance. The house briefly comprises of: Lounge with Box Window, kitchen, good sized main bedroom and a single bedroom, bathroom with shower over the bath, driveway and single garage. The house has gas central heating with radiators to all rooms and is double glazed. EPC rating: D. Council tax band: A.

Accommodation

The property is entered through an upper glazed side door.

Lounge/Diner 11'1" x 13'0"



Box window to front, laminate flooring and staircase having a glazed block side wall

Kitchen 8'0" x 9'7"



Window to rear and upper glazed back to patio and rear garden having a large under stairs cupboard housing the boiler and controls. The kitchen has a range of wall and base units, freestanding electric cooker, space for tall fridge freezer and plumbing and space for washing machine, laminate worktops to all four walls and sink with mixer tap, tiled flooring and spot lighting.

Landing

Window to rear, loft access, cupboard with hot water tank and smoke alarm on ceiling.

Bedroom 1 7'3" x 13'0"



Window to front elevation carpeted flooring and pendant lighting.

Bedroom 2 6'2" x 6'10"



Window to rear elevation carpeted flooring and pendant lighting.

Bathroom



Entered through a sliding door having window to side elevation paneled bath with electric shower over, pedestal sink with separate hot and cold taps, close coupled toilet, chrome heated towel rail, tiled flooring, extractor fan in ceiling, shaver socket, mirror and wall light unit.

Rear Garden



An enclosed large rear garden laid mainly to lawn but has two patio areas and side door into garage.

Garage & Driveway



Long graveled driveway leading to single detached garage with parking for two cars comfortably.

Disclaimer 1

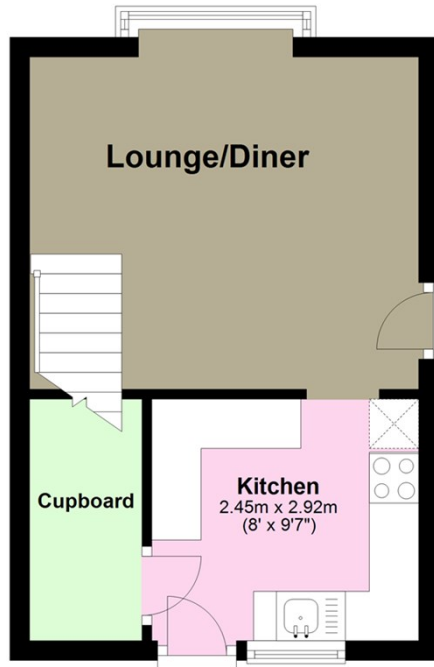
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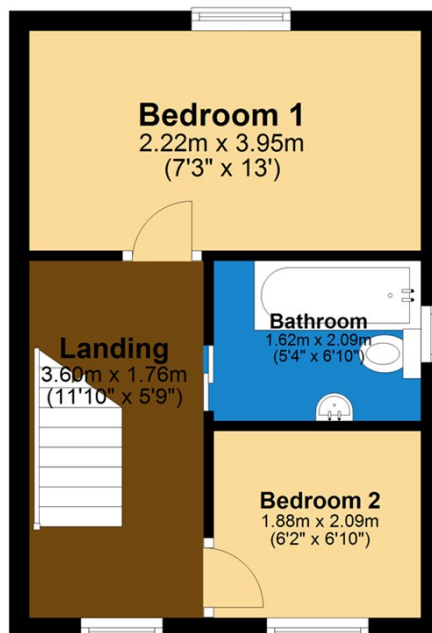
establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

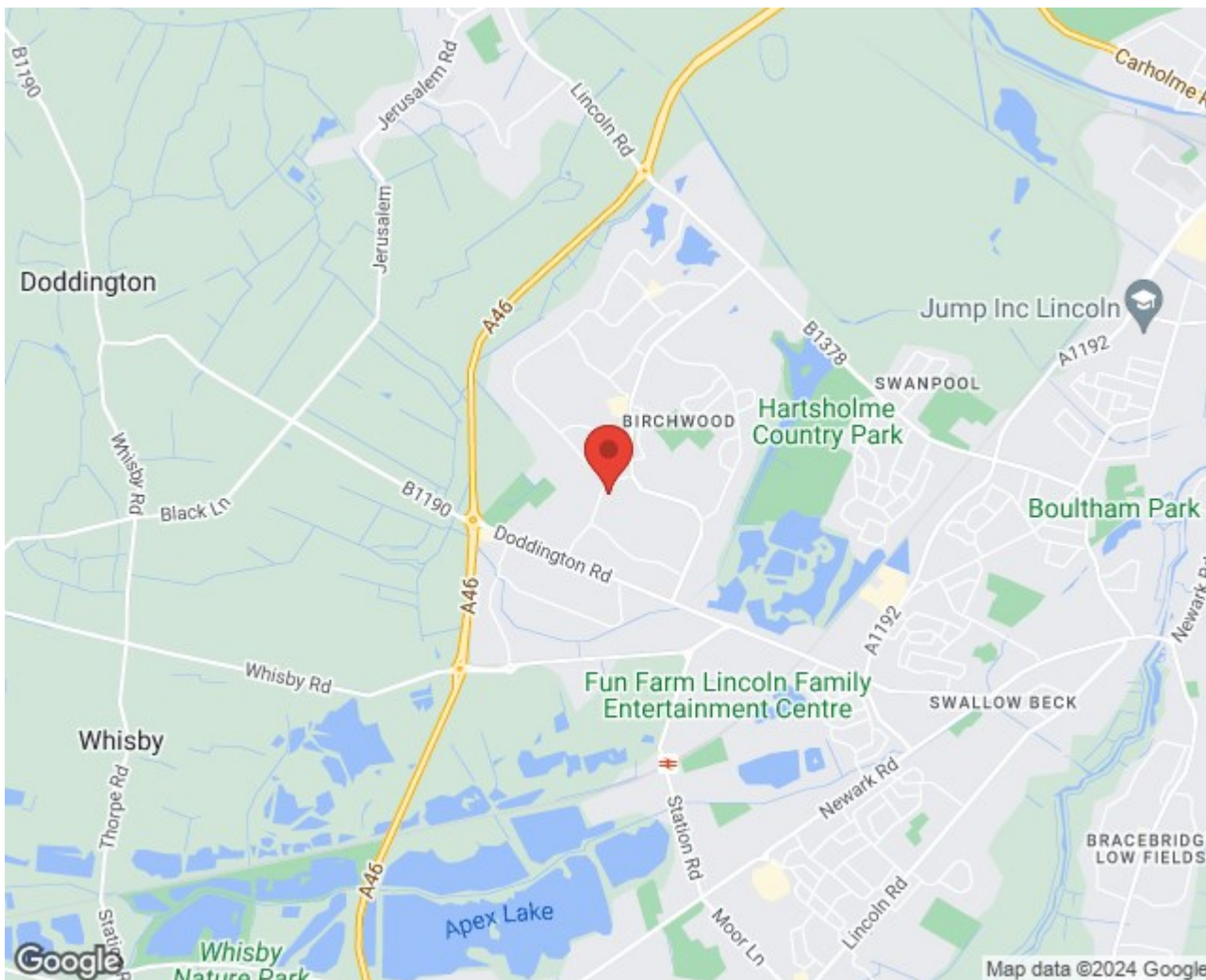
Ground Floor



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Plan produced using PlanUp.

First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	88
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	