



**Lincoln Close, Winnersh Wokingham RG41 5SZ**



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## **Lincoln Close, Winnersh Wokingham**

We present this beautiful four bedroom detached home, It comprises of a large living room that leads to the dining area. A modern high end kitchen. ample outdoor space with a large outbuilding for entertaining in the rear garden. An ideal location for schools and access to the motorway.

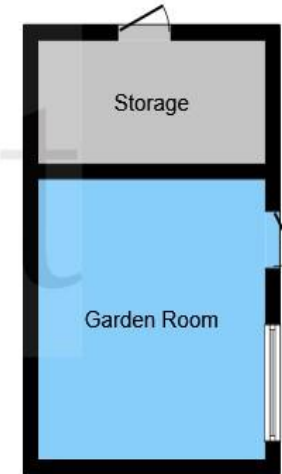




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Hall**

**Cloakroom**

**Lounge**

15' 1" x 13' 3" ( 4.60m x 4.04m )

**Dining Room**

9' 8" x 9' ( 2.95m x 2.74m )

**Kitchen**

15' x 9' 8" ( 4.57m x 2.95m )

**Landing**

**Bedroom One**

12' 9" x 8' 9" ( 3.89m x 2.67m )

**Bedroom Two**

12' 9" x 9' 2" ( 3.89m x 2.79m )

**Bedroom Three**

12' 1" x 9' 2" ( 3.68m x 2.79m )

**Bedroom Four**

8' 11" x 8' 4" ( 2.72m x 2.54m )

**Bathroom**

**Enclosed Garden**

**Garage**

**Double Driveway**

Total floor area 141.8 m<sup>2</sup> (1,526 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Lincoln Close, Winnersh Wokingham

- Double driveway
- Desirable location
- Potential to extend (STPP)
- Walking distance to train station
- Four bedrooms

Tenure: Freehold EPC Rating: D

guide price

**£625,000**



Please note the marker reflects the postcode not the actual property

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