



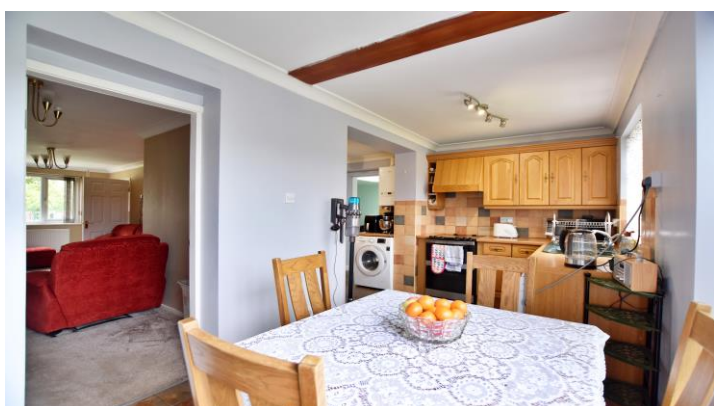
- Extended Semi-Detached House
- 3 Bedrooms
- Lounge
- Kitchen Diner
- Family Room
- Ground Floor Bathroom
- Rear Garden
- Close To The Meadows Primary School

Calder Road, Lincoln, LN5 9TL,
Offers In The Region Of £215,000





Starkey&Brown is delighted to represent this 3 bedroom semi-detached house. Being immaculately presented throughout and boasting 3 bedrooms to the first floor. The property comes with extended ground floor accommodation which briefly comprises a welcoming entrance hall, 22'0" lounge, 15'8" kitchen diner with sliding patio doors leading to rear garden, extended 5 years ago is the additional family room which feature skylight and a modern downstairs bathroom. To the rear of the property there is a non-overlooked garden which backs onto public playing field and is mostly laid to lawn. To the front of the property there is driveway parking and access to storage (formerly garage). The property is located adjacent to the local primary school, easy access to a range of essential amenities such as a range of independent retail stores at Brant Road Forum and a regular bus service to and from Lincoln city centre. For further details contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having uPVC double glazed window to front aspect, uPVC door to side aspect, radiator, tiled floor, stairs rising to first floor and understairs storage cupboard. Access to lounge and bathroom.

Ground Floor Bathroom

5' 8" x 6' 0" (1.73m x 1.83m)

Having a 3 piece suite comprising bath with showerhead over, low level WC, vanity unit, uPVC double glazed obscured window to side aspect, tiled flooring, radiator and extractor unit.

Lounge

22' 0" max x 9' 10" max (6.70m x 2.99m)

Having uPVC double glazed window to front aspect, feature electric fireplace, radiator and coved ceiling. Access into:

Kitchen Diner

15' 8" max x 14' 4" max (4.77m x 4.37m)

Having a range of base and eye level units with counter worktops, space and plumbing for white goods, sink and drainer unit, uPVC double glazed window to rear aspect, sliding doors to rear aspect leading onto rear garden, coved ceiling, radiator and access into:

Family Room (Extended approximately 5 years ago)

22' 0" max (15'0") min x 11' 7" max (6.70m x 3.53m)

Having a feature skylight, radiator, uPVC double glazed window to rear aspect, uPVC door to rear and front aspect and coved ceiling.

First Floor Landing

Having uPVC double glazed window to side aspect and loft access (partially boarded with insulation).

Master Bedroom

8' 6" min x 12' 11" (2.59m x 3.93m)

Having uPVC double glazed window to front aspect, storage cupboard and radiator.

Bedroom 2

10' 8" x 7' 11" (3.25m x 2.41m)

Having uPVC double glazed window to rear aspect, storage cupboard and radiator.

Bedroom 3

7' 4" x 7' 10" (2.23m x 2.39m)

Having uPVC double glazed window to rear aspect and radiator.

Outside Rear

Having enclosed garden with fenced perimeters, being mostly laid to lawn with patio area and a timber built garden shed. Garden backing onto public playing field.

Outside Front

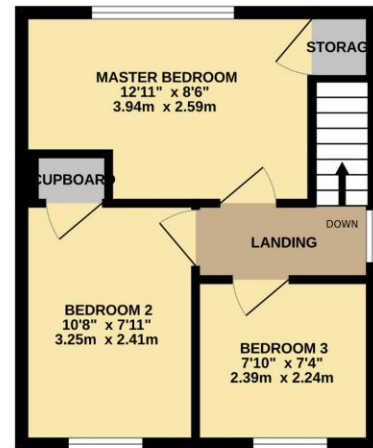
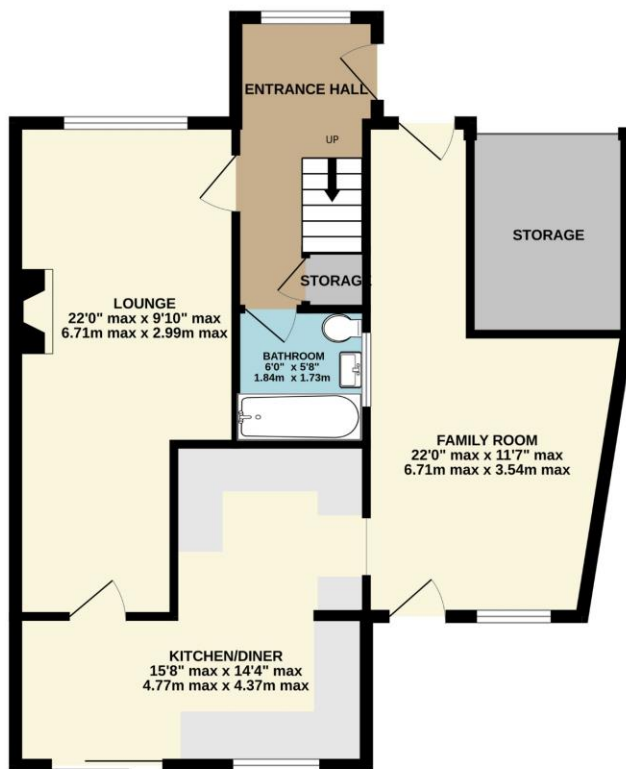
Having a lawned front garden with timber built picket fence, access to a former garage which is now utilised as storage with up and over door. Plus access to front door entry.





GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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