



- Detached Bungalow
- 3 Bedrooms
- 18'11" Lounge
- 18'11" Kitchen Diner
- Shower Room
- Enclosed Rear Garden
- Driveway & Garage
- NO ONWARD CHAIN

Albion Crescent, Lincoln, LN1 1EB,
£285,000





Offered for sale with no onward chain is this 3 bedroom detached bungalow situated on Albion Crescent. Enjoying an enviable address the property boasts great potential. Accommodation briefly comprises a large 18'11" lounge, 18'11" kitchen diner with dining space, shower room measuring 10'2" x 5'1" and comes with accessibility friendly support, an extensive loft which is boarded and insulated and pull ladder down. To the rear of the property is mainly laid to lawn with fenced perimeters. To the front of the property there is gravelled areas and access to a garage measuring 8'6" x 16'8". Further benefits of the property includes uPVC double glazing and gas central heating throughout. Amenities are accessible nearby as well as the Uphill and West Common. For more information please contact Starkey&Brown. Council tax band: C. Freehold.



Lounge

Having uPVC double glazed window to front aspect, gas fireplace, 2 radiators, coved ceiling and carpet (recently updated).

Kitchen

18' 11" max x 9' 11" (5.76m x 3.02m)

Having uPVC double glazed windows to front and side aspects, external uPVC side door leading onto side garden, a range of base and eye level units with counter worktops, space and plumbing for appliances, radiator and access into lounge.

Bedroom 1

10' 7" x 13' 0" (3.22m x 3.96m)

Having 2 built-in wardrobes with sliding doors, radiator and uPVC double glazed window to rear aspect.

Bedroom 2

9' 11" x 10' 11" (3.02m x 3.32m)

Having uPVC double glazed window to rear aspect, radiator and coved ceiling.

Bedroom 3

8' 3" x 7' 10" (2.51m x 2.39m)

Having uPVC double glazed window to side aspect, radiator and coved ceiling.

Loft

Having pull down ladder, lighting, extensive boarding and insulation.

Outside Rear

To the rear of the property there is an enclosed garden being mostly laid to lawn with fenced perimeters, a side garden, a timber built garden shed and external water source. Access to outside front.

Outside Front

To the front of the property there is gravelled areas, dwarfed walled perimeter, driveway parking and access to a single garage.

Garage

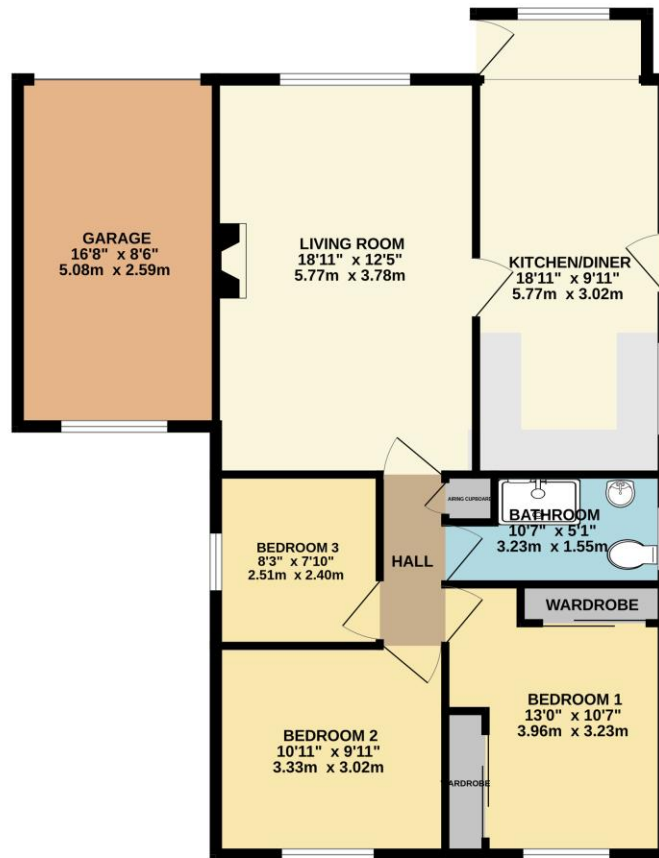
8' 6" x 16' 8" (2.59m x 5.08m)

Having up and over door, uPVC double glazed window to rear aspect and a wall mounted Baxi boiler.





GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA: 982 sq.ft. (91.2 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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