



- Terraced House
- 2 Bedrooms
- First Floor Bathroom
- Lounge Diner
- Kitchen
- Charming South- Facing Rear Garden
- Off Street Parking
- Call Today To View

Elsham Close, Lincoln, LN6 3YY,
£160,000





Enjoying a cul-de-sac position in the Doddington Park area of Lincoln is this 2 bedroom terraced house. The property has charming interiors throughout and boasts accommodation over 2 floors. Ground Floor accommodation comprises of a lounge diner leading into the kitchen which overlooks the rear garden. Rising to the first floor there are 2 bedrooms and a family bathroom. To the rear of the property there is an enclosed south-facing garden which is partially paved with a patio seating area and a garden shed to remain. To the front of the property there is driveway parking. The property is finished with uPVC double glazing throughout. Elsham Close is well renowned for it's local amenities such as the Birchwood shopping complex, schooling at primary and secondary levels, takeaways, Co-op foodstore, post office, GP surgery and a regular bus service to and from the Cathedral city of Lincoln. For further details and viewing requests please contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall

Having uPVC front door to front aspect and access into:

Lounge Diner

14' 6" x 11' 0" (4.42m x 3.35m)

Having uPVC double glazed window to front aspect, gas fireplace, wood laminate flooring, stairs rising to first floor and access into:

Kitchen

7' 1" x 11' 0" (2.16m x 3.35m)

Having a range of base and eye level units with counter worktops and subway tiled surround, radiator, stainless steel sink and drainer unit, space and plumbing for washing machine and uPVC door to rear aspect leading onto rear garden and uPVC window to rear aspect.

First Floor Landing

6' 2" x 11' 0" max into airing cupboard (1.88m x 3.35m)

Having loft access (being partially boarded a pull down ladder, light and insulation), airing cupboard with a Vaillant gas combination boiler. Access to bedrooms and bathroom.

Bedroom 1

11' 0" x 8' 3" (3.35m x 2.51m)

Having 2 uPVC double glazed windows to front aspect, storage cupboard and radiator.

Bedroom 2

7' 3" x 6' 1" (2.21m x 1.85m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

7' 9" x 4' 7" (2.36m x 1.40m)

Having a 3 piece suite comprising panelled bath with showerhead over, low level WC, vanity hand wash basin unit, radiator and uPVC double glazed obscured window to rear aspect.

Outside Rear

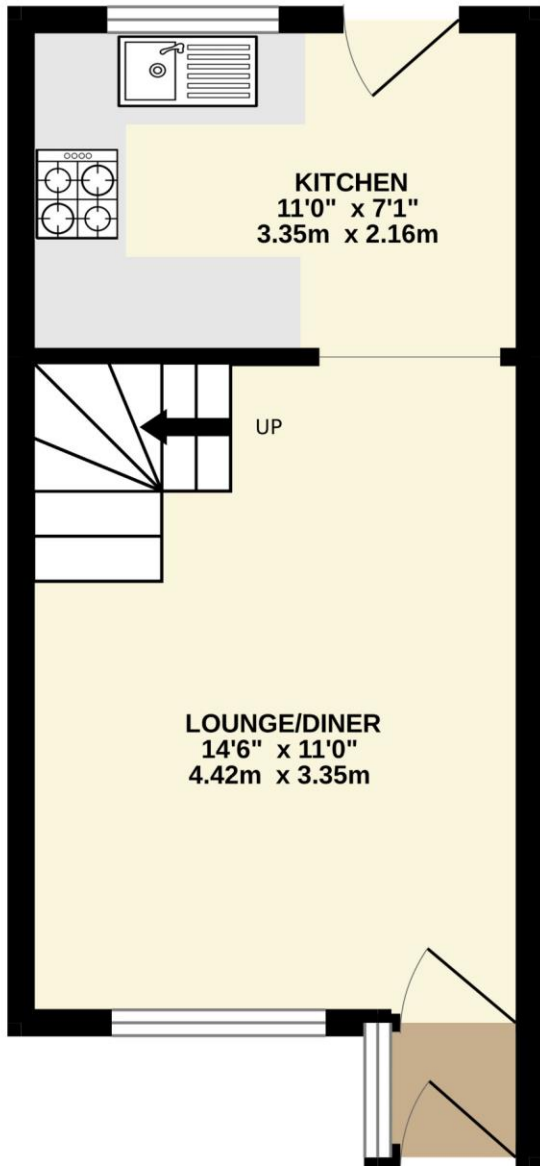
Having an enclosed south-facing garden with fenced perimeters, being mostly laid lawn and partially paved with a patio seating area and a shed to remain.

Outside Front

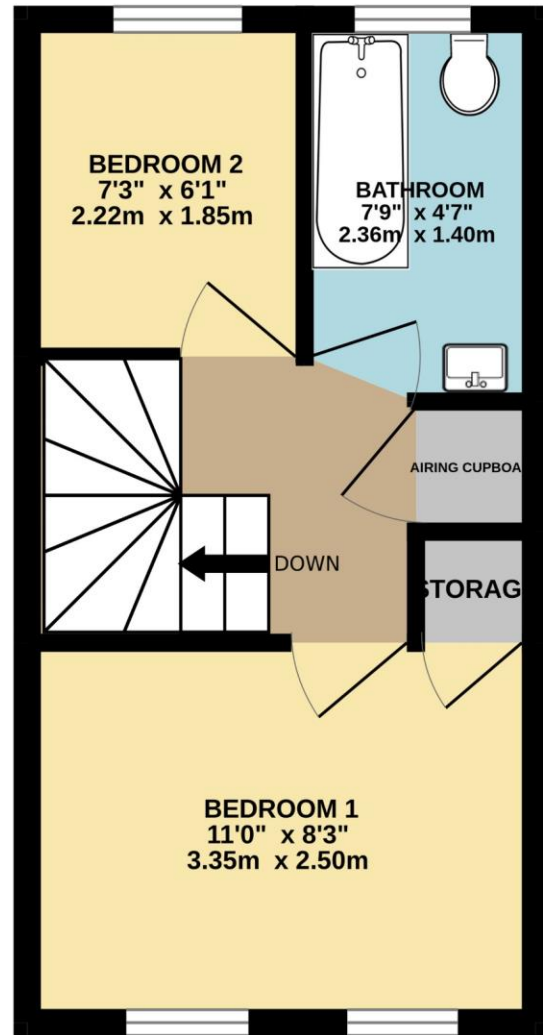
Having driveway parking and access to front door entry with external utility meters.



GROUND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



1ST FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 486 sq.ft. (45.1 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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