



- Semi-Detached House
- 2 Bedrooms
- Modern Kitchen
- Lounge & Entrance Porch
- Immaculately Presented Throughout
- Generous Sized Rear Garden
- Ample Driveway Parking
- Perfect First Time Buy!

Chedworth Close, Glebe Park, LN2 4SN,  
£175,000





Being immaculately presented throughout is this 2 bedroom semi detached house with impressive plot. The home makes for an ideal first time buy and comes with a range of modern fixtures and fittings throughout the house. The ground floor includes a welcoming entrance porch, lounge and kitchen area with French doors onto the rear garden and space for a dining or breakfast table. The first floor comprises two bedrooms with a large master including over the stairs storage capacity and both bedrooms benefitting from a 3 piece family bathroom. Externally there is an extensive rear garden with a patio seating area whilst also including a timber built garden shed and fully enclosed fenced perimeters. Completing the property is off street parking for multiple vehicles. Situated in the northern outskirts of Lincoln city centre, the house is within easy reach of excellent local amenities. These include schooling at primary and secondary level, a regular bus service, supermarkets and retail offerings whilst also being nearby to the A15 and A46. For further details and viewing arrangements please contact Starkey&Brown. Council tax band: A. Freehold.



### Entrance Porch

Having composite front door entry with uPVC glass panelled surround. Access into:

### Lounge

13' 5" x 13' 2" (4.09m x 4.01m)

Having wood effect flooring, stairs rising to first floor, uPVC double glazed bay window to front aspect, radiator and coved ceiling. Opening archway into:

### Kitchen Diner

8' 3" x 13' 0" (2.51m x 3.96m)

Having uPVC French doors leading onto rear garden, a range of base and eye level units with counter worktops, a 4 ring hob, extractor hood, oven and microwave, sink and drainer unit, coved ceiling, space and plumbing for further appliances and a uPVC double glazed window to rear aspect.

### First Floor Landing

Having landing space providing access to bedrooms, bathroom and a loft partially boarded.

### Bedroom 1

13' 1" x 10' 11" (3.98m x 3.32m)

Having feature wood panelling, uPVC double glazed window to front aspect, radiator and a over stairs storage cupboard.

### Bedroom 2

6' 11" x 10' 11" (2.11m x 3.32m)

Having uPVC double glazed window to rear aspect and a non-fitted wardrobe to remain.

### Bathroom

5' 7" x 5' 6" (1.70m x 1.68m)

Having a 3 piece suite comprising of a panelled bath with mains shower head and tiled surround, vanity hand wash basin unit, low level WC, tiled flooring, uPVC double glazed obscured window to rear aspect and a chrome heated hand towel rail.

### Outside Rear

Having an enclosed garden with fenced boundaries, a timber built garden shed, a lawned area, a recently laid patio seating area and side access leading to the front of the property.

### Outside Front

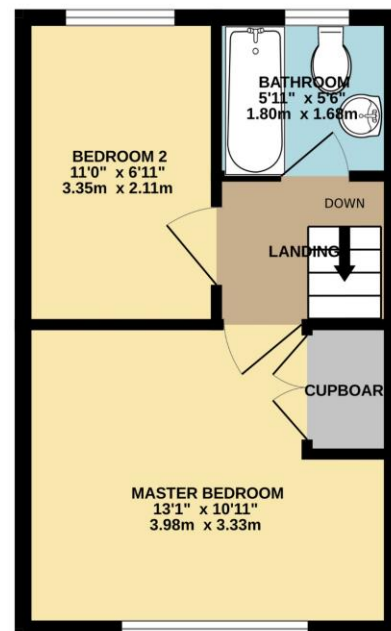
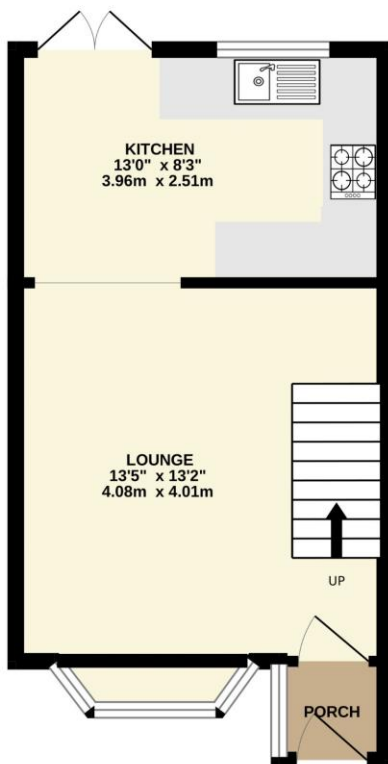
Having off street parking for multiple vehicles, a lawned front garden and partially gravelled driveway.





GROUND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.

1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 587 sq.ft. (54.6 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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