

- Semi-Detached 2 Bedroom House
- 2 Reception Rooms
- Conservatory
- Garage

- Enclosed Rear Garden
- Well Presented Throughout
- Driveway Parking
- Viewing Advised

Atwater Close, Glebe Park, LN2 4SD,
£170,000





Starkey&Brown is delighted to offer for sale this 2 bedroom semi-detached house located in a cul-de-sac position within the popular Glebe Park area of Lincoln. The accommodation briefly comprises of lounge diner, kitchen, conservatory, 2 good sized bedrooms and a family bathroom. To the rear of the property there is a well presented enclosed rear garden. To the front of the property there is a driveway and garage. Contact Starkey&Brown to arrange a viewing. Council tax band: A. Freehold.



Entrance Hall

Having double glazed window to front aspect and storage cupboard.

Lounge Diner

15' 6" x 12' 4" (4.72m x 3.76m)

Having uPVC double glazed window to front aspect, a feature fireplace, 2 radiators and spiral staircase.

Kitchen

12' 4" x 7' 1" (3.76m x 2.16m)

Having uPVC double glazed window to rear aspect, a range of base and eye level units with worktop, stainless steel sink and drainer unit, built-in oven, built-in hob with extractor hood.

Conservatory

8' 3" x 8' 1" (2.51m x 2.46m)

Being of uPVC construction, French doors leading to rear garden and carpeted flooring.

First Floor Landing

Bedroom 1

10' 0" x 9' 10" (3.05m x 2.99m)

Having uPVC double glazed window to rear aspect, fitted storage cupboards and a radiator.

Bedroom 2

12' 4" x 8' 2" (3.76m x 2.49m)

Having uPVC double glazed window to front aspect and radiator.

Bathroom (Fitted within the last 5 years)

7' 1" x 4' 1" (2.16m x 1.24m)

Having uPVC double glazed obscured window to side aspect, wash hand basin, low level WC, panelled bath with shower over, heated towel rail, tiled walls and flooring.

Outside Rear

Having an enclosed garden, being mostly laid to concrete and gravel areas, borders, shrubs and summer house.

Outside Front

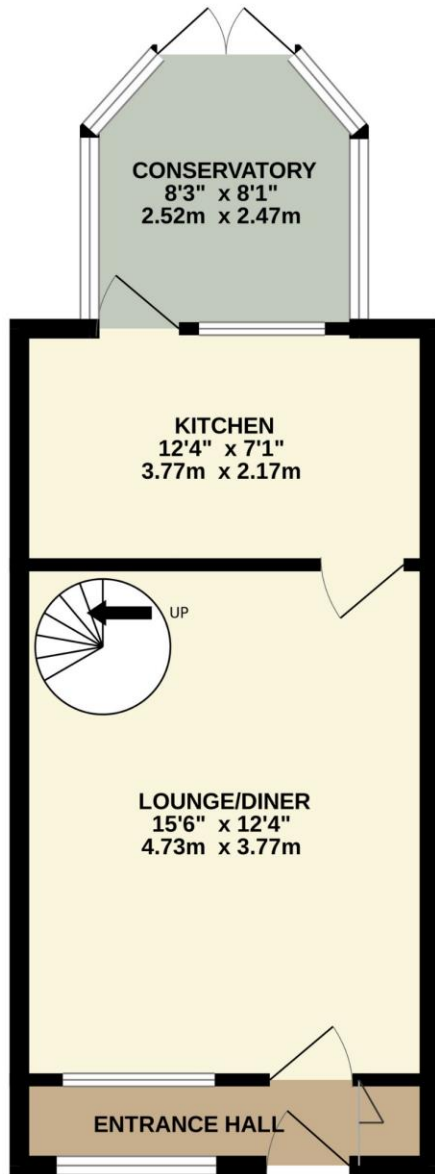
Having a lawned garden with mature shrubs and trees. Driveway leading to:

Garage

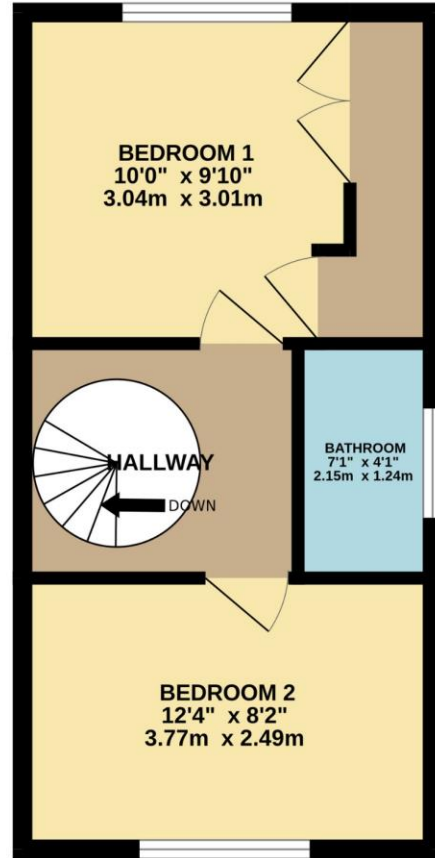
Having up and over door, power and lighting.



GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 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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