



- Perfect Home Or Investment
- Cul-De-Sac Position
- Well Presented Throughout
- 2 Double Bedrooms
- 16'0" Kitchen Diner
- South-West Facing Garden
- Two Driveways
- NO CHAIN!

Romney Drive, Lincoln, LN6 7DF,
Offers In Region Of £165,000





REDUCED FOR QUICK SALE! This well-presented and deceptively spacious end-terrace home on Romney Drive offers excellent accommodation and outdoor space. The property features an inviting entrance hallway, a 13'6" lounge, and a generous 16'0" kitchen/diner with direct access to the rear garden. Upstairs, the first-floor landing leads to two double bedrooms and a modern family bathroom. Externally, the home benefits from **two driveways** providing ample parking, along with a fully enclosed **south-west facing garden**, perfect for enjoying the afternoon sun. Call today to view. Council tax band: A. Freehold.



Entrance Hallway

Having uPVC front entrance door, radiator and stairs rising to first floor.

Lounge

13' 6" max x 12' 10" max (4.11m x 3.91m)

Having radiator and understairs storage cupboard.

Kitchen Diner

16' 0" x 10' 0" (4.87m x 3.05m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for full height fridge freezer, plumbing for washing machine, ceramic tiled floor, radiator, wall mounted central heating boiler and uPVC door leading to garden.



First Floor Landing

Having airing cupboard housing hot water cylinder and access to loft.

Bedroom 1

12' 10" x 10' 2" (3.91m x 3.10m)

Having a range of fitted wardrobes with matching bridging unit, bedside cabinets and chest of drawers. Additional built-in wardrobe and radiator.



Bedroom 2

13' 3" x 9' 0" (4.04m x 2.74m)

Having radiator.

Bathroom

Having 3 piece suite comprising oversized 'P' shaped panelled shower bath with electric shower appliance and curved glass shower screen over, pedestal wash hand basin, low level WC, ceramic tiled floor, radiator, fully tiled walls and extractor.

Outside Front

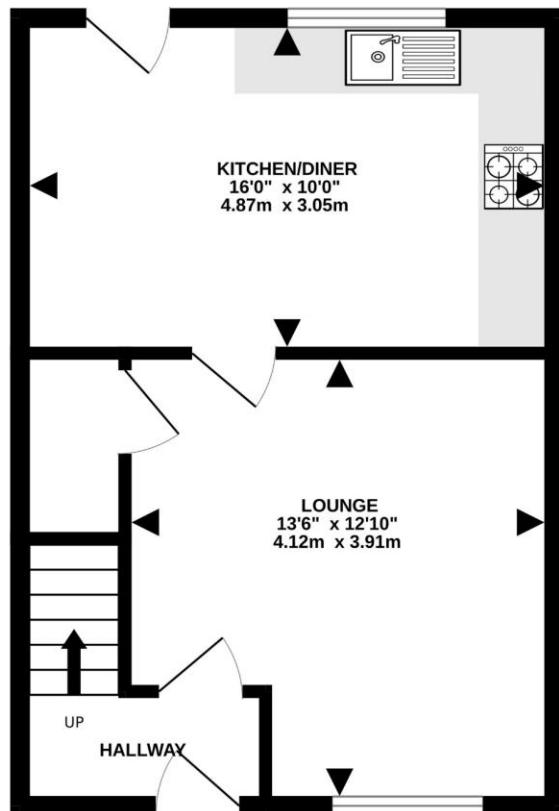
To the front of the property there is a lawned garden area and block paved driveway.



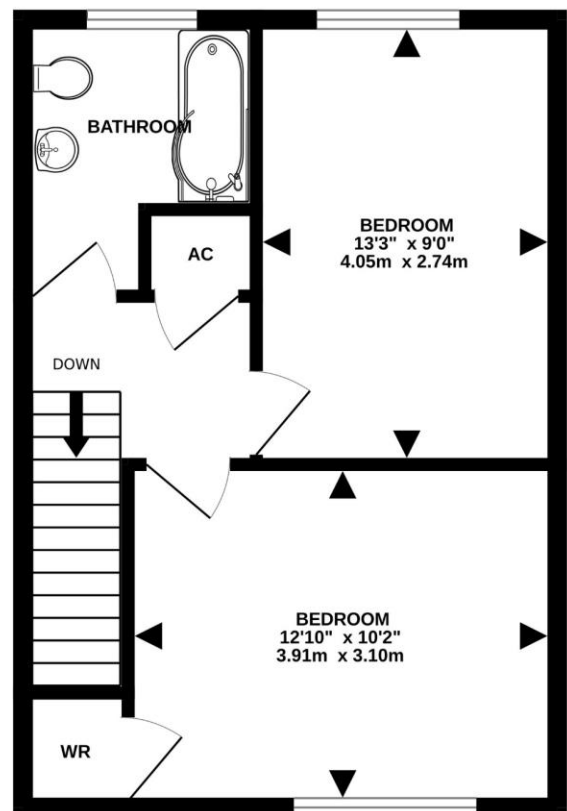
Outside Rear

To the rear of the property is an enclosed south-west facing garden comprising lawn with a number of plants and shrubs, garden shed and gate leading to second driveway located to the rear.





GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.

TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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