



- Extensive Rear Garden
- 2 Reception Rooms
- Contemporary Kitchen/Dining Room
- 3 Spacious Bedrooms

- Family Bathroom & WC
- Garage & Parking
- Conservatory With Garden View
- Sought After Location

Anzio Crescent, Lincoln, LN1 3PS
£245,000





Located in the popular area just off Dunkirk Road, is this 3 bedroom semi-detached house on Anzio Crescent. Accommodation briefly comprises of 2 reception rooms, kitchen/dining room, downstairs WC and conservatory to the ground floor. Rising to the first floor are 3 spacious bedrooms and a family bathroom. There an extensive rear garden being mainly laid to lawn with mature shrubs. A brick built garage situated round the corner from the property. Further benefits of the property includes uPVC double glazing and gas fired central heating throughout. The property's location provides easy and convenient access to a wide range of amenities, shops, schooling, road and public transport links within the Cathedral city of Lincoln and indeed the A46 Newark and Lincoln bypass. For more information or to arrange a viewing contact Starkey&Brown. Council tax band: A. Freehold.



Porch

Having uPVC double glazed window and uPVC door. Access into:

Entrance Hallway

Having tiled flooring, stairs rising to first floor, radiator, a circular window and telephone point. Access into:

Living Room

17' 9" x 15' 2" max (5.41m x 4.62m)

Having gas fire with surround, telephone point, coving, double glazed window to front aspect and patio doors into:

Conservatory

15' 5" x 10' 11" (4.70m x 3.32m)

Being uPVC construction with brick surround, tiled flooring, fitted blinds, ceiling fan light and double glazed French doors to rear aspect.

Kitchen/Dining Room

19' 2" max x 14' 7" (5.84m x 4.44m)

Having a range of base and wall units, gas cooker, double glazed window to rear aspect, extractor fan, tiled flooring, plumbing for washing machine, spot lights, sink and drainer unit with mixer taps over.

Dining Area

Having laminate flooring, uPVC double glazed window to rear aspect, radiator, wall lights and a double glazed door to rear aspect.

WC

Having low level WC, hand wash basin unit, frosted window to side aspect and radiator.

First Floor Landing

Having uPVC double glazed window to front aspect and access to loft - insulated and lighting.

Bedroom 1

14' 1" x 9' 2" (4.29m x 2.79m)

Having 2 cupboards, uPVC double glazed window to rear aspect, coving, radiator and TV point.

Bedroom 2

11' 3" x 9' 8" (3.43m x 2.94m)

Having built-in double cupboard, uPVC double glazed window to rear aspect, coving, radiator and TV point.

Bedroom 3

12' 5" x 7' 7" max (3.78m x 2.31m)

Having double built-in cupboard, radiator, coving, uPVC double glazed window to front aspect and TV point.

Bathroom

Having roll top claw foot bath with electric shower over, low level WC, tiled walls and flooring, heated towel rail, ceramic sink, uPVC frosted window to side aspect.

Outside Rear

Being mainly laid to lawn with paved patio area, outside tap. metal shed and fenced perimeter.

Outside Front

Having pathway leading to front door, gravelled area, shrubs and flowerbeds.

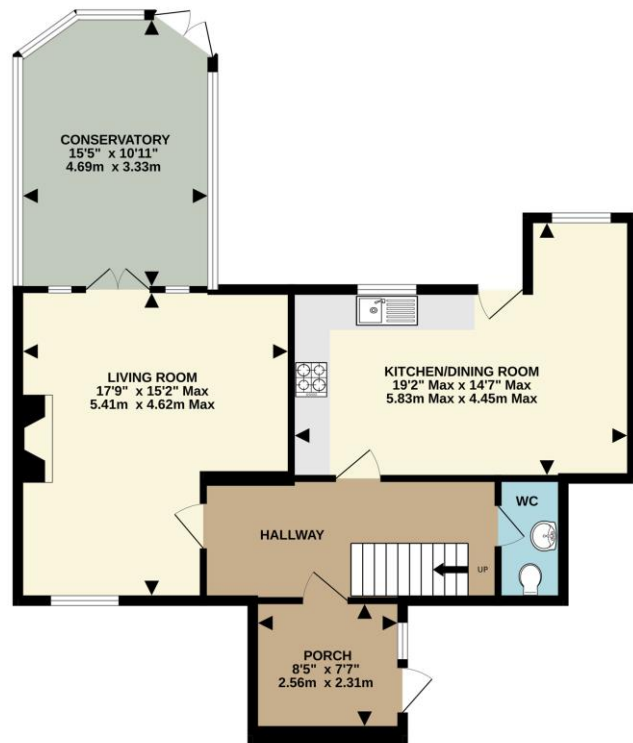
Block Brick Garage

Having parking for 2 cars in front.

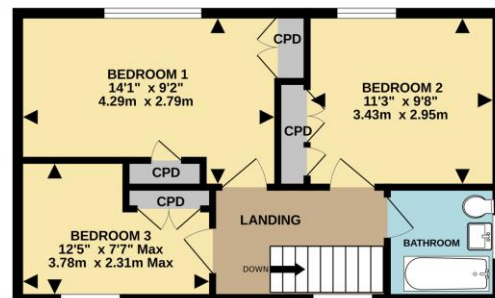




GROUND FLOOR
813 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 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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