



- Corner Plot 2 Bedroom Semi-Detached Bungalow
- Two Generous Reception Rooms
- Bright & Airy Conservatory

- Modern Shower Room
- Wrap Around Garden
- Driveway For Two Vehicles
- Popular Location
- Call Today To View

Bottesford Close, Lincoln, LN6 3YR
Offers Over £180,000





Starkey&Brown is delighted to present this two bedroom semi-detached bungalow located in a quiet cul-de-sac in the popular residential area of Birchwood. Offering a generous sized corner plot with accommodation briefly comprising of a two reception rooms, two bedrooms and a modern shower room (fitted three years ago). To the rear, the garden provides an excellent opportunity for those who enjoy gardening, while also offering potential to be landscaped into a low-maintenance outdoor space if preferred. To front of the property there is driveway parking for two vehicles and a lawned area. Birchwood is well served with amenities such as shops, Birchwood shopping complex, Co-op food store, doctors surgery, schooling at nursery and primary levels, a regular bus service to and from Lincoln city centre, great links to A46 and A1. Council tax band: B. Freehold.



uPVC double-glazed door leading to:

A uPVC window.

Porch

Further uPVC door leading to:

Hallway

Coving, radiator, access to airing cupboard housing hot water tank (new pump fitted 18 months ago). Access to:

Lounge

17' 6" x 11' 6" (5.33m x 3.50m)

Coving, a double-glazed window to the side aspect, carpeted, light fittings, and 2 radiators.

Kitchen

10' 1" x 9' 9" (3.07m x 2.97m)

A range of wall and base units with counter worktops, plumbing for a washing machine (to remain with sale), a stainless steel sink with mixer tap, a double-glazed window to the side aspect, a wall-mounted boiler, an electric 4-ring hob, oven, and an extractor hood, splashback, coving, laminate flooring, and space for a fridge freezer.

Bedroom 1

11' 10" x 11' 6" (3.60m x 3.50m)

Coving, carpeted, a radiator, and a sliding glass door. Access to:

Conservatory

12' 7" x 9' 4" (3.83m x 2.84m)

Double-glazed windows and brick-built construction.

Bedroom 2

9' 9" x 8' 7" (2.97m x 2.61m)

Carpeted, coving, a double-glazed window to the rear aspect, a built-in wardrobe, and a radiator.

Shower Room

6' 8" x 6' 7" (2.03m x 2.01m)

Floor to ceiling tiles, double-glazed frosted window to the front aspect, a low-level WC, a walk-in shower unit, a wash hand basin, and a chrome radiator/towel rail.

Outside Front

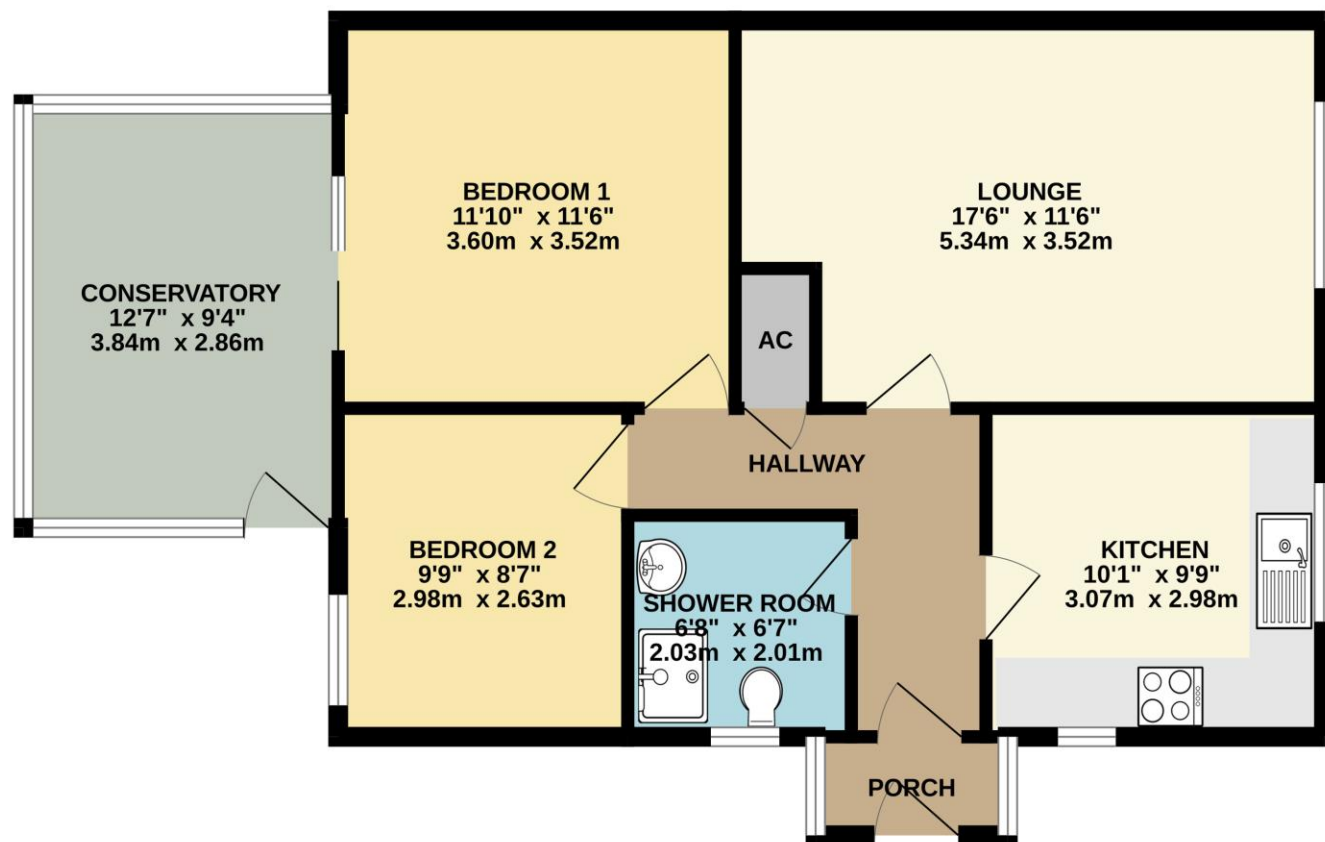
Small lawned area with shrubs, driveway for 2 vehicles, and gated access leading to the front door.

Outside Rear

Wrap around plot with trees and hedges. Can be altered back to lawn if preferred, and a shed.



GROUND FLOOR 760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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