



- Three Bedroom Home
- Terraced Property
- Kitchen & Dining Area
- Popular Residential Area

- 17'7" Lounge & Utility Room
- First Floor Bathroom
- Generous Rear Garden
- Sold With No Onward Chain!

Bittern Way, Birchwood, LN6 0JG
£175,000





Starkey&Brown are delighted to present this well-presented refurbished in 2022. The property comprises of 3 generous sized bedrooms and has spacious and light accommodation over 2 floors. There is an open plan kitchen with a separate dining area and a utility space, a lounge with windows to front and rear aspects. Rising to the first floor there are 3 generous sized bedrooms and a 3-piece family bathroom. To the rear there is a generous sized garden being mostly laid to lawn with a decking area and a timber built garden shed. Bittern Way is positioned in a prime residential area and located to nearby amenities - these include a regular bus service to Lincoln city centre, schooling at primary and secondary levels, shops and retail stores. Council tax band: A. Freehold.



Entrance Hall

Having a uPVC double-glazed window to the side aspect, a uPVC door to the front aspect with an obscured glass panel. Access to the kitchen and dining space.

Kitchen

17' 6" x 7' 2" (5.33m x 2.18m)

Having a range of eye and base level units with handleless finish, sink and drainer unit, Zanussi electric oven with extractor hood over and electric hob, vinyl flooring, vertical radiator, uPVC door and window to rear aspect leading onto rear garden. Access to dining area and utility.

Dining Area

6' 10" x 4' 9" (2.08m x 1.45m)

Having uPVC double-glazed obscured window to the front aspect and vinyl flooring.

Utility Room

6' 10" x 3' 11" (2.08m x 1.19m)

Having eye-level units and a worktop with space and plumbing for laundry appliances and an understairs storage cupboard.

Lounge

17' 7" x 10' 6" (5.36m x 3.20m)

Having uPVC double glazed window to the front aspect and uPVC double glazed window to the rear aspect.

First Floor Landing

Having loft access (partially boarded) housing, Logic plus gas central heating combination boiler (serviced 2025), and a uPVC double-glazed window to the rear aspect.

Bedroom 1

11' 7" x 10' 7" (3.53m x 3.22m)

Having uPVC double glazed window to the front aspect and a radiator.

Bedroom 2

10' 6" x 9' 4" (3.20m x 2.84m)

Having uPVC double glazed window to the front aspect and a radiator.

Bedroom 3

6' 4" x 8' 5" (1.93m x 2.56m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bathroom

8' 1" x 6' 4" (2.46m x 1.93m)

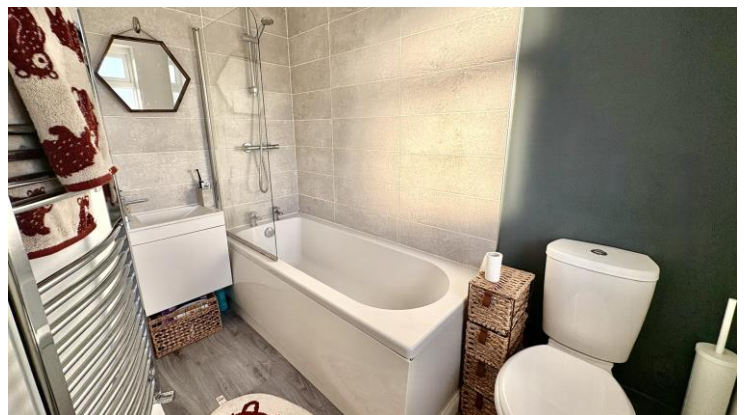
Having a panelled bath with a showerhead over, a low-level WC, vanity hand wash basin unit, a chrome heated hand towel rail, tiled surround, and uPVC double-glazed obscured window to the rear aspect.

Outside Rear

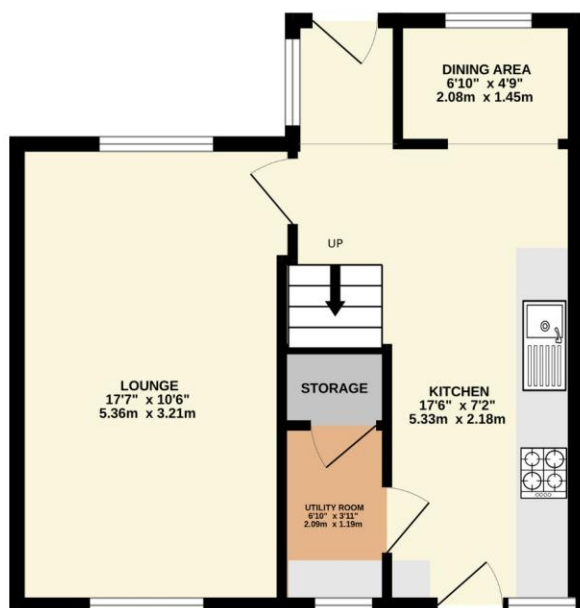
Having a decking area, timber-built garden shed (2022), and a predominantly lawned garden, enclosed with fencing. Garden levelled in 2021.

Outside Front

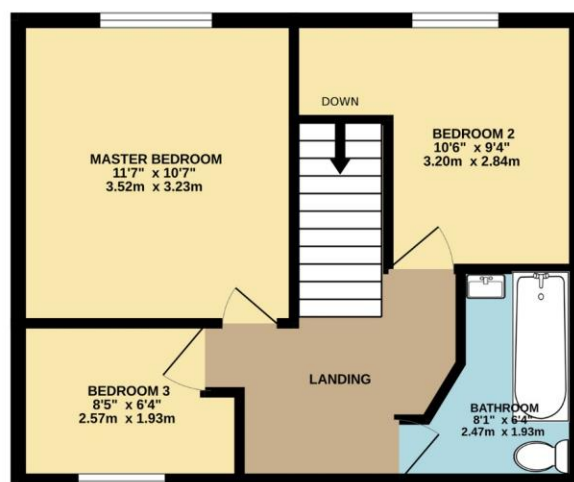
To the front of the property, there is a dwarfed walled perimeter with storage for bins and access to the front door entry.



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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