

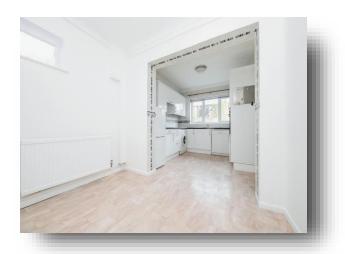
Lincoln Gardens, Claydon, IPSWICH, IP6 0BH

## welcome to

# Lincoln Gardens, Claydon, IPSWICH

This two bedroom bungalow benefits from a spacious extended kitchen/diner, a conservatory, a wet room, newly fitted carpets and paintwork throughout, a low maintenance rear garden, a garage, off street parking to the rear and NO ONWARD CHAIN!!













#### **Entrance Hall**

Tiled flooring, one radiator and a storage cupboard.

## Lounge

16' 2" x 11' (4.93m x 3.35m)

Spacious lounge with a double glazed window overlooking the front garden, carpet flooring, one radiator, TV point and wall hung lights.

## Kitchen/Diner

20' 8" max x 8' 9" ( 6.30m max x 2.67m )

This kitchen/diner has been extended by the current vendor and benefits from double glazed windows to the side and rear, a door leading to the conservatory, tiled effect flooring throughout, one radiator, space for a large dining table and chairs, a wall mounted gas fired boiler, a range of eye and base level units in white with marble effect roll top surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with induction hob and extractor hood, tiled splashback throughout and space for a fridge/freezer, washing machine and dishwasher.

## **Conservatory**

9' 5" x 9' (2.87m x 2.74m)

Double glazed windows to the side and rear, patio doors leading to the rear garden, tiled flooring and power points.

#### **Master Bedroom**

13' 9" x 11' 1" ( 4.19m x 3.38m )

Double glazed window to the rear, carpet flooring, one radiator and loft hatch.

#### **Bedroom Two**

9' 6" x 9' 2" ( 2.90m x 2.79m )

Double glazed window to the front, carpet flooring and one radiator.

#### **Wet Room**

10' x 5' 5" ( 3.05m x 1.65m )

Stone effect flooring throughout, a fitted shower, low level WC, pedestal wash hand basin, fully tiled walls, one radiator, extractor fan, shaver point and double glazed window to the side.

#### **Outside:**

#### **Front Garden**

Mainly pebbled with a side gate and a pathway to the side leading to the front door and rear garden.

#### Rear Garden

Mainly paved with a slate border area, a shed, rear and side gates, outside tap and light, raised flower beds, hedging and a door leading to the garage.

#### Garage

17' 1" x 8' 5" ( 5.21m x 2.57m )

An electric roller door, power, light, a door to the side and a double glazed window to the front.

## **Parking**

One parking space in front of the garage, to the rear of the property.





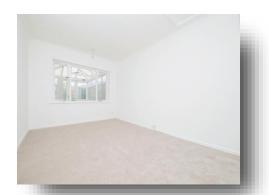
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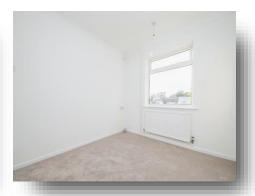
- No onward chain
- Extended kitchen/diner
- Conservatory & wet room
- Low maintenance rear garden
- Garage & off street parking to the rear

Tenure: Freehold EPC Rating: D

£260,000







Edinburgh Gardens **Coop**le Lancaster Way Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119323



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