



**Calder Road, LINCOLN LN5 8ST**

**welcome to**

## **Calder Road, LINCOLN**

Situated within a popular residential area is this particularly spacious four bedroom detached home boasting three reception rooms, en suite to the master, attached tandem garage, generous corner plot with ample driveway parking and local access to many amenities, call now to view !!

### **Entrance Hall Downstairs Wc**

Wc, wash hand basin

### **Lounge**

11' 9" max x 17' 4" max ( 3.58m max x 5.28m max )  
Double glazed bay window to the front, double glazed window to the side, carpet flooring, Yorkshire stone electric fireplace, TV point, telephone point

### **Dining Room**

14' 1" x 10' 4" ( 4.29m x 3.15m )  
Double glazed window to the side, carpet flooring, access to Kitchen and Lounge, sliding door leading to Conservatory, heating and air vents

### **Kitchen**

21' 9" max x 8' 4" max ( 6.63m max x 2.54m max )  
Two double glazed windows to the side, door to the rear, tiling to the floor, integrated cooker and hob, sink and drainer, a range of wall and base units with work surfaces, part tiling to the walls

### **Conservatory**

12' x 7' ( 3.66m x 2.13m )  
Door to the side opening to the enclosed area of lawn extending to the front, double doors opening to rear garden, tiling to the floor

### **First Floor Landing**

Carpet flooring

### **Bedroom One**

12' 9" x 9' 5" ( 3.89m x 2.87m )  
Double glazed window to the rear, fitted wardrobes with sliding mirror front, carpet flooring

### **En Suite**

Sliding door, double shower, wc, wash hand basin,

carpet flooring and tiling to the walls

### **Bedroom Two**

9' x 6' 11" ( 2.74m x 2.11m )  
Double glazed window to the side, mirror front fitted wardrobe, carpet flooring

### **Bedroom Three**

9' 11" x 9' ( 3.02m x 2.74m )  
Double glazed window to the front, mirror front fitted wardrobe, carpet flooring

### **Bedroom Four**

9' 10" x 6' 11" ( 3.00m x 2.11m )  
Double glazed window to the front, carpet flooring, TV point

### **Bathroom**

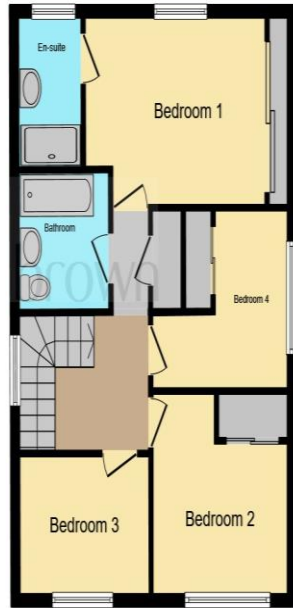
Double glazed obscure window to the side, bath with detachable shower head, wc, wash hand basin, tiling to the walls, carpet flooring

### **Attached Tandem Garage Outside**

To the front of the property is a generous driveway providing access to the attached tandem garage and front door, with an area of lawn surrounded by plants and shrubs extending to the side of the property. To the rear is a low maintenance garden which is fully enclosed and comprises of a patio area.



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to  
Calder Road,  
LINCOLN**

- GUIDE PRICE £270,000 - £290,000
- GENEROUS DRIVEWAY & TANDEM GARAGE
- EN SUITE, BATHROOM & DOWNSTAIRS WC
- THREE RECEPTION ROOMS
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: C

guide price

**£270,000**



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Property Ref:  
LCR120228 - 0003

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