

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!!















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.

Entrance Hall

Downstairs Wc

Lounge

11' 9" max x 17' 4" max (3.58m max x 5.28m max)

Dining Room

14' 1" x 10' 4" (4.29m x 3.15m)

Kitchen

21' 9" max x 8' 4" max (6.63m max x 2.54m max)

Conservatory

12' x 7' (3.66m x 2.13m)

First Floor Landing

Bedroom One

12' 9" x 9' 5" (3.89m x 2.87m)

En Suite

Bedroom Two

9' x 6' 11" (2.74m x 2.11m)

Bedroom Three

9' 11" x 9' (3.02m x 2.74m)

Bedroom Four

9' 10" x 6' 11" (3.00m x 2.11m)

Bathroom

Attached Tandem Garage Outside

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- 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

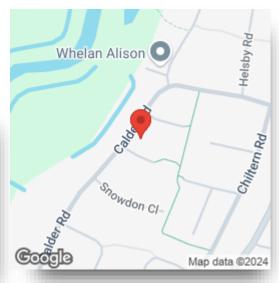
guide price

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR120228



Property Ref: LCR120228 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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