



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 !!





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.

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

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