



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.



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welcome to

Calder Road, LINCOLN

- GUIDE PRICE £250,000 - £260,000
- GENEROUS DRIVEWAY & TANDEM GARAGE
- EN SUITE, BATHROOM & DOWNSTAIRS WC
- THREE RECEPTION ROOMS
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR120228 - 0005

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