



**Foyle Close, Lincoln LN5 8TD**

**welcome to**

**Foyle Close, Lincoln**

Early viewing is essential for this ideal first time buy or investment opportunity situated within the popular Brant Road area. Boasting no onward chain, amenities and transport links nearby, front and rear gardens, three good size bedrooms and detached garage.



### **Entrance Hall**

With under stairs storage, laminate flooring and radiator.

### **Lounge / Diner**

21' 9" max x 10' 1" ( 6.63m max x 3.07m )

With double glazed window to the front and double glazed internal sliding door, chimney breast, carpet flooring and two radiators.

### **Kitchen**

8' 6" x 6' 9" ( 2.59m x 2.06m )

With double glazed obscured window to the side, a fitted kitchen in a range of wall and base units with work surfaces, integral Beko oven, induction hob, stainless steel sink and drainer, space for washing machine, space for fridge freezer and carpet flooring.

### **Conservatory**

10' x 7' 3" ( 3.05m x 2.21m )

With double glazed window, double glazed sliding internal and external doors and tiling to the floor.

### **First Floor Landing**

With double glazed window to the side, carpet flooring and loft access point.

### **Bedroom One**

11' 3" max x 12' 11" max ( 3.43m max x 3.94m max )

With double glazed window to the front, carpet flooring and radiator.

### **En Suite Wc**

With wc, wash hand basin and vinyl flooring.

### **Bedroom Two**

10' 4" x 7' 10" ( 3.15m x 2.39m )

With double glazed window to the rear, carpet flooring, storage cupboard and radiator.

### **Bedroom Three**

7' 4" x 7' 11" ( 2.24m x 2.41m )

With double glazed window to the rear, carpet flooring and radiator.

### **Bathroom**

With double glazed obscured window to the side, bath with shower fitted over, wc, wash hand basin, chrome heated towel rail and laminate flooring.

### **Outside**

Property benefits from a generous driveway to the front providing off road parking for multiple vehicles, gated side access to the rear garden and access to the detached garage, alongside a hedge fronted gravel area. To the rear is a fully enclosed garden with two patio areas ideal for seating, an area of lawn and two sheds.



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## Foyle Close, Lincoln

- GUIDE PRICE £180,000-190,000
- FANTASTIC FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- THREE BEDROOM FAMILY HOME
- SOUGHT AFTER RESIDENTIAL LOCATION
- AMENITIES & TRANSPORT LINKS NEARBY

Tenure: Freehold EPC Rating: C

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR120912 - 0004

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