



Ivywood Close, Lincoln LN6 0LG

welcome to

Ivywood Close, Lincoln

Early viewing is essential for this modern and well presented three bedroom home situated on a cul-de-sac within a popular residential location near to a range of amenities. Boasting off road parking, a generous rear garden and modern accommodation throughout.



Entrance Hall

With double glazed front door, laminate flooring, radiator and stairs rising to the first floor.

Downstairs Wc

With wc, wash hand basin, laminate flooring, radiator and extractor fan.

Lounge

14' 8" x 11' 2" (4.47m x 3.40m)

With double glazed double doors opening to the rear garden, panel feature wall, laminate flooring, under stairs storage, radiator and TV point.

Kitchen

11' 6" x 13' 7" (3.51m x 4.14m)

With double glazed window to the front, a modern fitted kitchen in a range of wall and base units with work surfaces, composite sink and drainer, integral oven, integral gas hob with cooker hood fitted over, tiled splashback, space for fridge freezer, space for washing machine, wall mounted cupboard housing combi boiler and laminate flooring.

First Floor Landing

With carpet flooring, loft access point and radiator.

Bedroom One

8' 4" max x 12' 6" max (2.54m max x 3.81m max)

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

Bedroom Two

8' 4" x 12' 4" (2.54m x 3.76m)

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

Bedroom Three

6' x 6' 8" (1.83m x 2.03m)

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

Bathroom

With double glazed obscured window to the front, bath with shower fitted over, wc, wash hand basin, storage cupboard, tiling to the walls, chrome heated towel rail, vinyl flooring and extractor fan.

Outside

Property benefits from a pathway to the front leading to the front door and gated side access to the rear garden. The generous rear garden is fully fence panel enclosed, with woodland views to the right side, a range of mature trees and shrubs, a large patio area ideal for seating and an area of lawn. This property additionally benefits from gated access from the rear garden which leads to allocated parking for two cars.

Vendor's Note

Our vendor advises there is lapsed planning permission for an extension to the right side of the property.



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welcome to

Ivywood Close, Lincoln

- WELL PRESENTED & MODERN THREE BEDROOM HOME - OPEN PLAN LIVING
- FAMILY BATHROOM & DOWNSTAIRS WC
- GENEROUS REAR GARDEN
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION

Tenure: Freehold EPC Rating: C

offers in excess of

£205,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR121026 - 0006

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