



**Calder Road, Lincoln LN5 9TL**



**welcome to**

**Calder Road, Lincoln**

This well presented and spacious detached family home boasts modern accommodation throughout, two reception rooms, generous bedrooms with en suite to the master, driveway parking, an integral garage and a beautifully presented rear garden.



### **Entrance Hall**

With carpet flooring and radiator.

### **Lounge**

11' 8" x 14' ( 3.56m x 4.27m )

With double glazed bay window to the front, carpet flooring, electric fireplace and two radiators.

### **Dining Room**

9' 8" x 8' 7" ( 2.95m x 2.62m )

With patio doors opening to the rear, carpet flooring and radiator.

### **Kitchen**

9' 6" x 10' 8" ( 2.90m x 3.25m )

With double glazed window to the rear, a modern fitted kitchen in a range of high gloss wall and base units with work surfaces, freestanding cooker with splashback and cooker hood over, stainless steel sink and drainer, laminate flooring, part tiling to the walls, inset ceiling lights, understairs storage and archway to:-

### **Utility Room**

4' 4" x 5' 8" ( 1.32m x 1.73m )

With door to the side leading to the rear garden, space for fridge, space for dishwasher, wall mounted gas central heating boiler and laminate flooring.

### **Downstairs Wc**

With double glazed obscured window to the rear, wc, wash hand basin, part tiling to the walls and radiator.

### **First Floor Landing**

With loft access point, carpet flooring, airing cupboard and radiator.

### **Bedroom One**

13' 11" x 11' 11" ( 4.24m x 3.63m )

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

### **En Suite**

With double glazed window to the front, shower, wc, wash hand basin, heated towel rail, laminate flooring and part tiling to the walls.

### **Bedroom Two**

8' 6" x 11' 10" ( 2.59m x 3.61m )

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

### **Bedroom Three**

10' x 8' 4" ( 3.05m x 2.54m )

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

### **Bedroom Four**

8' 8" x 7' 7" ( 2.64m x 2.31m )

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

### **Bathroom**

With double glazed obscured window to the rear, bath with shower over, wc, wash hand basin, heated towel rail, inset ceiling lights, tiling to the floor and part tiling to the walls.

### **Outside**

Property benefits from a driveway to the front providing off road parking for two cars, access to the integral garage and gated side access to the rear garden. The beautifully presented rear garden is fully enclosed and bordered by a range of mature shrubs, flowers and trees, benefitting from two patio areas, a pond, multiple brick built planters and an area of lawn.



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welcome to

## Calder Road, Lincoln

- SPACIOUS & MODERN DETACHED FAMILY HOME
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- DRIVEWAY PARKING & INTEGRAL GARAGE
- TWO RECEPTION ROOMS
- GENEROUS BEDROOMS

Tenure: Freehold EPC Rating: D

offers over

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR119283 - 0003

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