



**Dunkirk Road, Lincoln LN1 3US**



**welcome to**

**Dunkirk Road, Lincoln**

Early viewing is essential for this ideal investment opportunity or first time buy situated within the highly sought after uphill Lincoln area, enjoying local access to a wealth of amenities and transport links. Boasting no onward chain, off road parking and open plan living.



### **Entrance Hall**

With double glazed front door, stairs rising to first floor, telephone point and door to:-

### **Kitchen / Living Space**

18' 9" max x 11' 9" max ( 5.71m max x 3.58m max )

With double glazed window to the front, a modern fitted kitchen in a range of wall and base units with wood effect work surfaces, integral electric hob with stainless steel extractor fan fitted above, integral stainless steel oven, space for washing machine, space for fridge, inset stainless steel sink and drainer, wall mounted gas central heating boiler, tiling to the floor, a lounge area with double glazed double doors opening to Conservatory, wall mounted TV point and door to wc.

### **Conservatory**

10' 5" x 6' 10" ( 3.17m x 2.08m )

Of a quarter brick and uPVC construction with double glazed windows to the side and front, double glazed door to the rear patio, wall lights and extractor fan.

### **Cloakroom**

With wc, wash hand basin, inset ceiling lights, tiling to the floor, extractor fan and radiator.

### **First Floor Landing**

With doors opening to Bedroom Two, Bathroom and Store Room, a range of fitted storage and shelving, and stairs rising to Master Bedroom.

### **Walk-In Store Room**

3' 2" x 6' 1" ( 0.97m x 1.85m )

With fitted shelves and side, and radiator.

### **Bedroom Two**

10' 7" x 5' 4" ( 3.23m x 1.63m )

With double glazed window to the front and radiator.

### **Family Bathroom**

With double glazed obscured window to the rear, bath with wall mounted over bath shower, wc, wash hand basin, extractor fan, inset ceiling lights, radiator, tiling to the floor, fitted cupboard and mirror.

### **Second Floor Master Bedroom**

12' 4" max (restricted head height) x 11' 9" max into recess ( 3.76m max (restricted head height) x 3.58m max into recess )

With skylight windows to the front and rear, radiator and undereaves storage.

### **Outside**

Property benefits from a driveway to the side providing off road parking and gated side access to the rear garden. The low maintenance rear garden is fully fence panel enclosed and laid to patio.



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welcome to

## Dunkirk Road, Lincoln

- TWO BEDROOM SEMI-DETACHED HOME
- FANTASTIC FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- CONSERVATORY
- THREE STOREY LIVING
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: C

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR120812 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01522 534 771**



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**