

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.

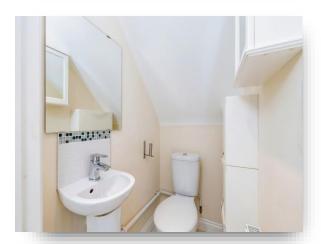












Entrance Hall

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 quater 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

 $3' 2" \times 6' 1" (0.97m \times 1.85m)$ With fitted shelves and side, and radiator.

Bedroom Two

10' 7" x 5' 4" ($3.23m \times 1.63m$) 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.





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 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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