



**Queen Elizabeth Road, Lincoln LN1 3RG**



**welcome to**

**Queen Elizabeth Road, Lincoln**

Early viewing is advised for this newly decorated bungalow situated within a popular location near to a range of amenities and transport links. Enjoying peaceful, enclosed and low maintenance gardens to the front and rear, gated driveway parking for one car and a generous double bedroom.



### **Sunroom / Conservatory**

14' 1" x 5' ( 4.29m x 1.52m )

With double glazed windows, tiled flooring and radiator.

newly installed gas boiler, high quality carpets with underlay fitted and glass panel doors in halls and entrances.

### **Inner Hall**

Having been newly decorated with carpet flooring, radiator.

### **Lounge**

11' 4" x 10' 11" ( 3.45m x 3.33m )

With a triple glazed bay window to the front for sound proof and comfort, carpet flooring and radiator.

### **Kitchen**

With double glazed window to the rear, a wheelchair friendly fitted kitchen in a range of wall and base units with work surfaces, electric hob with extractor fan over, oven, stainless steel sink and drainer, built in storage, washing machine, dryer, dual lighting, airing cupboard housing gas boiler, ceiling fans and radiator.

### **Bedroom One**

13' 5" x 10' 5" ( 4.09m x 3.17m )

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

### **Wet Room**

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

### **Outside**

Property benefits from fully enclosed, low maintenance gardens with gated access leading to a driveway providing off road parking for one car, electric car charging point, two sheds and a range of flowers and shrubs.

### **Vendor Features**

Our vendor advises the below additional features of the property:

Fibre optic broadband installed, newly installed roof,



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welcome to

## Queen Elizabeth Road, Lincoln

- NEWLY DECORATED ONE BEDROOM BUNGALOW WITH DOUBLE GLAZING & CCTV
- LOUNGE & SUNROOM/CONSERVATORY
- LOW MAINTENANCE FRONT & REAR GARDENS WITH SIDE WALKWAY
- LARGE KING SIZE BEDROOM
- AMENITIES NEARBY

Tenure: Freehold EPC Rating: C

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121007 - 0008

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william h brown



**01522 534 771**



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



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



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