



**Swift Gardens, Lincoln LN2 4NA**



**welcome to**

**Swift Gardens, Lincoln**

Early viewing is essential for this well presented semi-detached home situated within a popular location near to a wealth of amenities as well as transport links and schooling. Boasting a newly fitted kitchen, front and rear gardens, driveway parking and generous bedrooms.



### **Entrance Hall**

With vinyl flooring, radiator and stairs rising to the first floor.

### **Lounge**

10' 11" max x 17' 5" max ( 3.33m max x 5.31m max )  
With double glazed window to the front, double glazed double doors opening to the rear, electric fireplace, chimney breast, laminate flooring and radiator.

### **Kitchen / Diner**

12' 6" x 14' 1" ( 3.81m x 4.29m )  
With double glazed window to the rear, a fitted kitchen in a range of high gloss wall and base units with work surfaces, integral oven, integral dishwasher, fridge freezer, washing machine, electric hob, stainless steel sink and drainer, vinyl flooring and three radiators.

### **First Floor Landing**

With loft access point, storage cupboard and carpet flooring.

### **Bedroom One**

9' 7" max x 15' 7" max ( 2.92m max x 4.75m max )  
With two double glazed windows to the rear, laminate flooring and radiator.

### **Bedroom Two**

7' 7" max x 15' 1" max ( 2.31m max x 4.60m max )  
With double glazed window to the front, laminate flooring and radiator.

### **Shower Room**

With double glazed obscured window to the rear, shower, wash hand basin, tiling to the walls and floor, storage cupboard, and extractor fan.

### **Separate Wc**

With double glazed obscured window to the side, wc, laminate flooring and tiling to the walls.

### **Rear Entrance**

With door to the side and wc.

### **Outside**

Property benefits from a driveway to the front providing off road parking for two cars, with a gravel area alongside and gated side access to the rear garden. The rear garden is fully fence panel enclosed with a patio area ideal for seating and an area of lawn.



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## Swift Gardens, LINCOLN

- TWO BEDROOM SEMI-DETACHED HOME
- NEWLY FITTED KITCHEN
- FRONT & REAR GARDENS
- GENEROUS BEDROOMS
- LOCAL ACCESS TO A WEALTH OF AMENITIES

Tenure: Freehold EPC Rating: D

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121136 - 0003

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