

Wigsley Road, Lincoln LN6 3LA



## welcome to

# Wigsley Road,Lincoln

Boasting front and rear gardens, generous bedrooms, driveway parking, detached garage and local access to a wide range of amenities is this detached family home situated within a sought after residential location with transport links and schooling nearby.













#### **Entrance Hall**

With window to the side, electric storage heater, understairs storage and laminate flooring.

## **Lounge / Diner**

19' 10" x 11' 6" ( 6.05m x 3.51m )

With windows to the front and rear, laminate flooring and radiator.

#### **Kitchen**

9' x 11' 6" ( 2.74m x 3.51m )

With window to the rear, a fitted kitchen in a range of wall and base units with work surfaces, space for washing machine, range cooker with cooker hood above, laminate flooring and stainless steel sink and drainer.

## **First Floor Landing**

With loft access point and laminate flooring.

#### **Bedroom One**

11' x 8' 7" ( 3.35m x 2.62m )

With window to the rear, built in storage and carpet flooring.

#### **Bedroom Two**

11' 2" x 8' 2" ( 3.40m x 2.49m )

With window to the front and carpet flooring.

#### **Bedroom Three**

8' max x 9' 4" max ( 2.44m max x 2.84m max ) With window to the front and carpet flooring.

#### **Bathroom**

With obscured window to the rear, bath with shower over, wc, wash hand basin and laminate flooring.

#### Outside

Property benefits from a driveway to the side providing off road parking, access to the detached garage and gated side access to the rear garden. To the front of the property is a range of mature trees and plants. The rear garden is fully enclosed and mainly laid to lawn with a patio area ideal for seating.





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## Wigsley Road, Lincoln

- **DETACHED FAMILY HOME**
- 3 BEDROOMS
- FRONT AND REAR GARDENS
- AMENITIES, TRANSPORT LINKS & SCHOOLING
- DRIVEWAY PARKING & DETACHED GARAGE

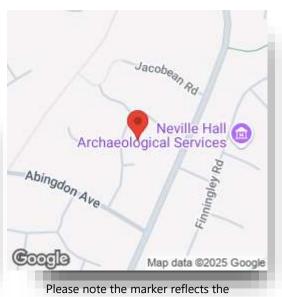
Tenure: Freehold EPC Rating: F

£210,000









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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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





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postcode not the actual property



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