

**Lilford Road, Lincoln LN2 4TP** 

william h brown

# welcome to

# **Lilford Road, Lincoln**

Situated within the ever popular uphill Lincoln area is this spacious detached family home boasting four generous bedrooms, two reception rooms, driveway parking, a detached garage, enclosed rear garden and local access to a wealth of amenities.













#### **Entrance Hall**

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

#### **Downstairs Wc**

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

## Lounge

15' 10" x 11' 7" ( 4.83m x 3.53m )

With double glazed window to the front, carpet flooring, coving to the ceiling and radiator.

## **Dining Room**

12' 11" x 9' 4" ( 3.94m x 2.84m )

With double glazed window to the rear, coving to the ceiling, laminate flooring and radiator.

#### Kitchen

15' 1" x 8' 4" ( 4.60m x 2.54m )

With double glazed window to the rear and double glazed door opening to the side, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, electric hob with splashback, inset stainless steel sink and drainer, space for fridge freezer, space and plumbing for washing machine, wall mounted boiler and vinyl flooring.

## **First Floor Landing**

With double glazed window to the side, loft access point, carpet flooring and airing cupboard.

#### **Bedroom One**

16' x 8' 8" ( 4.88m x 2.64m )

With double glazed window to the front, carpet flooring, built in storage and radiator.

#### **Bedroom Two**

12' 11" x 8' 8" ( 3.94m x 2.64m )

With double glazed window to the rear, carpet flooring and radiator.

#### **Bedroom Three**

9' 9" max x 9' 1" max ( 2.97m max x 2.77m max ) With double glazed window to the rear, carpet flooring and radiator.

#### **Bedroom Four**

10' 2" x 9' 2" ( 3.10m x 2.79m )

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

#### **Bathroom**

With obscured double glazed window to the side, bath with shower fitted over, wc, wash hand basin, tiled flooring, part tiling to the walls and radiator.

#### Outside

Property benefits from a driveway to the front providing off road parking for two cars, gated side access to the rear garden and access to the detached garage. The fully enclosed rear garden is mainly laid to lawn and bordered by a range of shrubs.





## welcome to

# **Lilford Road, Lincoln**

- SPACIOUS & WELL PRESENTED DETACHED FAMILY **HOME**
- TWO RECEPTION ROOMS
- FOUR GENEROUS BEDROOMS
- FAMILY BATHROOM & DOWNSTAIRS WC
- DRIVEWAY PARKING & DETACHED GARAGE

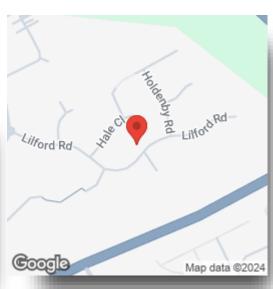
Tenure: Freehold EPC Rating: C

# £280,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LCR121609 - 0004

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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 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 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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