



**Lilford Road, Lincoln LN2 4TP**



**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.



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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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