



Calder Road, Lincoln LN5 9TL

welcome to

Calder Road, Lincoln

Early viewing is essential for this spacious and extended semi-detached family home situated within the popular Brant Road area. Enjoying multiple reception rooms, front and rear gardens, driveway parking, attached garage and field views to the rear.



Entrance Hall

With double glazed door to the side, double glazed window to the front, tiling to the floor, two radiators, coving to the ceiling, stairs rising to first floor, understairs cupboard and door to:-

Lounge

21' 11" x 9' 11" (6.68m x 3.02m)

With double glazed window to the front, a feature fireplace with inset electric fire and marble hearth, surround and mantle, radiator and door to:-

Kitchen / Diner

15' 8" max x 14' 5" max (4.78m max x 4.39m max)

With double glazed window and sliding door opening to the rear garden, a fitted kitchen in a range of wall and base units with work surfaces, sink and drainer, space for cooker with cooker hood fitted over, space for washing machine, space for fridge freezer, space for dryer, tiling to the walls and floor, radiator, wall mounted gas central heating boiler and door to:-

Sitting Room

22' max x 11' 5" max (6.71m max x 3.48m max)

With double glazed window to the rear and double glazed double doors to the front and rear, radiator, double glazed skylight and inset ceiling lights.

Bathroom

With double glazed window, bath with wall mounted over bath shower and fitted screen, wash hand basin with vanity under, wc, tiling to the walls and floor, radiator and extractor fan.

First Floor Landing

With double glazed window to the side, loft access point and coving to the ceiling.

Bedroom One

12' 11" max x 10' 10" max (3.94m max x 3.30m max)

With double glazed window to the front, built in wardrobe, coving to the ceiling and radiator.

Bedroom Two

10' 8" x 7' 11" (3.25m x 2.41m)

With double glazed window to the rear, radiator, coving to the ceiling and built in cupboard.

Bedroom Three

7' 10" x 7' 4" (2.39m x 2.24m)

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

Outside

Property benefits from a driveway to the front providing off road parking for car, access to the attached garage and an area of lawn with a picket fence border to the front and side. The rear garden is fully fence enclosed and enjoys field views to the rear with a patio area ideal for seating, an area of lawn and flower and shrub borders.

Attached Garage

7' 11" x 6' 6" (2.41m x 1.98m)

With roller door, power and light, ideal for storage.



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welcome to

Calder Road, LINCOLN

- GUIDE PRICE £210,000-220,000
- SPACIOUS SEMI-DETACHED FAMILY HOME
- MULTIPLE RECEPTION ROOMS
- DRIVEWAY PARKING & ATTACHED GARAGE
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: C

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR121397 - 0003

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