



Sycamore Crescent, LINCOLN LN6 0RR

welcome to

Sycamore Crescent, LINCOLN

This three bedroom detached family home is situated within a sought after and well serviced residential area near to a wide range of amenities. Boasting two reception rooms, front and rear gardens, driveway parking and attached garage!

Entrance Hall

With vinyl flooring and radiator.

Lounge

13' 8" x 12' 2" (4.17m x 3.71m)

With double glazed window to the front, carpet flooring, fireplace and two radiators.

Dining Room

9' 8" x 7' (2.95m x 2.13m)

With carpet flooring and radiator.

Kitchen

8' 8" x 10' 2" (2.64m x 3.10m)

With double glazed window to the rear, door to the side, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob, sink and drainer, space for washing machine, space for under counter fridge, tiling to the floor and radiator.

Conservatory

9' 3" x 9' 3" (2.82m x 2.82m)

With tiling to the floor.

First Floor Landing

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

Bedroom One

9' 4" x 13' 8" (2.84m x 4.17m)

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

Bedroom Two

9' 4" x 10' 1" (2.84m x 3.07m)

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

Bedroom Three

9' 10" x 6' (3.00m x 1.83m)

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

Bathroom

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

Outside

Property benefits from a block paved driveway to the front providing off road parking for two cars, access to the attached garage and gated side access to the rear garden. Alongside the driveway is an area of lawn with a range of shrubs. To the rear is a fully enclosed rear garden which is mainly laid to lawn with a patio area ideal for seating and a gravel border with a range of flowers and shrubs surrounding.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Sycamore Crescent,
LINCOLN

- DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FRONT & REAR GARDENS
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£240,000



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Property Ref:
LCR122760 - 0002

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