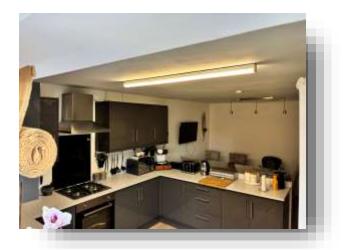


**Apley Close, Lincoln, LN2 2BQ** 

# welcome toApley Close, Lincoln

This spacious end-terraced home is situated within a popular location near to Lincoln City Centre. Boasting no onward chain, four double bedrooms, driveway parking, 20ft lounge and enclosed rear garden, this home must be viewed early to avoid missing out.

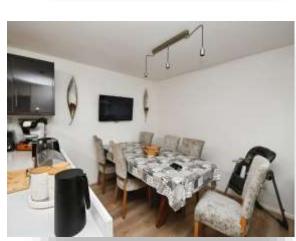












#### **Entrance Hall**

With double glazed front door, stairs rising to first floor and radiator.

### **Cloakroom / Utility Room**

With double glazed window to the rear, wc, wash hand basin, space and plumbing for washing machine and space for dryer.

## Lounge

20' x 11' (6.10m x 3.35m)

With double glazed window to the rear, double glazed window to the front and radiator.

#### Kitchen / Diner

20' x 11' 6" ( 6.10m x 3.51m )

With double glazed window to the rear, double glazed door to the rear, a modern fitted kitchen in a range of wall and base units with work surfaces, sink and drainer, gas hob with extractor fan over, integral electric oven and radiator.

#### **Bedroom One**

14' 2" x 9' (4.32m x 2.74m)

With double glazed window to the front, radiator and storage cupboard.

#### **Bedroom Two**

11' 10" x 10' 3" ( 3.61m x 3.12m )

With double glazed window to the front and radiator.

#### **Bedroom Three**

10' 7" x 11' 8" ( 3.23m x 3.56m )

With double glazed window to the rear and radiator.

#### **Bedroom Four**

11' 10" x 9' 5" ( 3.61m x 2.87m )

With double glazed window to the rear and radiator.

#### **Bathroom**

With double glazed window to the side, bath with wall mounted shower over, wc, wash hand basin, tiling to the walls and heated towel rail.

#### Outside

Property benefits from a driveway to the front providing off road parking for two cars and gated side access to the rear garden. To the rear is a fully enclosed garden which is mainly laid to lawn with a patio area ideal for seating.





# welcome to

# **Apley Close, Lincoln**

- NO ONWARD CHAIN
- SPACIOUS END-TERRACED HOME
- POPULAR RESIDENTIAL LOCATION
- FOUR DOUBLE BEDROOMS
- 20FT LOUNGE & FITTED KITCHEN/DINER

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

# £215,000









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Property Ref: LCR123131 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) 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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