



**Woodvale Close, Lincoln, LN6 3RL**

**welcome to  
Woodvale Close, Lincoln**

Early viewing is highly recommended for this three bedroom semi detached home situated within the popular and sought after Birchwood area. This property boasts two reception rooms, detached garage, driveway parking and local access to a range of amenities.



## **Entrance Hall**

With radiator.

## **Lounge**

12' 10" x 13' 2" ( 3.91m x 4.01m )

With glazed internal doors to the rear, radiator and carpet flooring.

## **Kitchen**

8' 4" x 16' ( 2.54m x 4.88m )

A modern fitted kitchen in a range of wall and base units with work surfaces, range cooker, space for a fridge freezer, space and plumbing for washing machine, space for dishwasher, sink and drainer, laminate flooring, built in storage and a side door leading to:-

## **Dining Room**

13' 1" x 15' 1" ( 3.99m x 4.60m )

With a double glazed side door, double glazed windows to the side and rear, carpet flooring and radiator.

## **Downstairs Wc**

With WC and wash hand basin.

## **Landing**

With carpet flooring, airing cupboard and loft access point.

## **Bedroom One**

8' 11" x 11' 2" ( 2.72m x 3.40m )

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

## **Bedroom Two**

10' x 9' ( 3.05m x 2.74m )

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

## **Bedroom Three**

7' 11" x 7' 1" ( 2.41m x 2.16m )

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

## **Bathroom**

With double glazed window to the rear, bath with shower fitted over, wc, wash hand basin, tiling to the walls and tiling to the floor.

## **Outside**

Property benefits from a gravel driveway to the front providing off road parking and access to the detached garage. Gated side access leads to an enclosed rear garden with a decking area ideal for seating and an area of lawn.



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welcome to

## Woodvale Close, Lincoln

- THREE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- FAMILY BATHROOM & DOWNSTAIRS WC
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY WITH DETACHED GARAGE

Tenure: Freehold

EPC Rating: C

Council Tax Band: B

offers in excess of

**£230,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LCR123175 - 0005

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