



Carram Way, Lincoln, LN1 1AB

welcome to
Carram Way, Lincoln

This well presented three bedroom home is situated within a sought after area near to Lincoln City Centre. Boasting en-suite to the master, allocated parking, enclosed rear garden and local access to a wealth of amenities.



Entrance Hall

With wooden flooring and radiator.

Cloakroom Wc

With obscured double glazed window to the front, wc, wash hand basin, wooden flooring and radiator.

Lounge

14' 10" x 11' 3" (4.52m x 3.43m)

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

Dining Room

10' x 10' 7" (3.05m x 3.23m)

With laminate flooring and radiator.

Kitchen

11' 2" x 9' 1" (3.40m x 2.77m)

With double glazed window to the rear, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with extractor fan over, stainless steel sink and drainer, part tiling to the walls, vinyl flooring and radiator.

First Floor Landing

With carpet flooring, loft access point, airing cupboard and radiator.

Bedroom One

11' 4" x 12' 10" (3.45m x 3.91m)

With two double glazed windows to the front, built in storage, carpet flooring and radiator.

En Suite

With double glazed window to the side, shower, wc, laminate flooring, wash hand basin, part tiling to the walls and radiator.

Bedroom Two

11' 5" x 11' 9" (3.48m x 3.58m)

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

Bedroom Three

8' 2" x 6' 11" (2.49m x 2.11m)

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

Bathroom

With obscured double glazed window to the front, bath with shower fitted over, wc, wash hand basin, part tiling to the walls and vinyl flooring.

Outside

Property benefits from a paved area and mature shrubs to the front with allocated parking situated to the rear. The low maintenance and fully enclosed rear garden is laid to patio and granite with gated side access and a shed.



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welcome to Carram Way, Lincoln

- THREE BEDROOM END-TERRACED HOME
- EN SUITE TO MASTER BEDROOM
- FRONT & REAR GARDENS
- ALLOCATED PARKING TO THE REAR
- SOUGHT AFTER LOCATION

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

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR123042 - 0002

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