

St. Andrews Drive, Lincoln, LN6 7UG

welcome to

St. Andrews Drive, Lincoln

A spacious and well-presented three-bedroom semi-detached home on St Andrews Drive, Lincoln, offered with no onward chain. Features include two reception rooms, extended modern kitchen with breakfast bar, large garage/workshop, off-road parking, and a beautiful south facing rear garden.













Entrance Porch

Access via double glazed front door, door into entrance hall.

Entrance Hall

Stairs rising to first floor, radiator to wall and door into lounge.

Lounge

16' 5" x 13' (5.00m x 3.96m)

Double glazed bay window to front, fire place with gas fire within and radiator to wall.

Dining Room

15' 2" x 10' 1" (4.62m x 3.07m)

Double glazed window to side, storage cupboard, radiator to wall and space for large dining table.

Kitchen

15' 9" x 8' 3" (4.80m x 2.51m)

Double glazed window to side, double glazed french doors opening out to rear garden, kitchen comprises a range of floor and wall based cupboards, wash hand basin with drainer, gas hob with extractor fan, electric oven, small breakfast bar with room for two bar stools.

Cloakroom

Double glazed window to rear, wc, wash hand basin and tiled walls.

Landing

Stairs rising from ground floor and doors into all rooms.

Bedroom One

14' 2" x 10' (4.32m x 3.05m)

Double glazed window to front, radiator to wall and fitted wardrobes.

Bedroom Two

10' 8" x 10' (3.25m x 3.05m)

Double glazed window to rear, radiator to wall and fitted wardrobes.

Bedroom Three

8' 8" x 5' 10" (2.64m x 1.78m)

Double glazed window to front and radiator to wall.

Bathroom

Double glazed window to side, wc, wash hand basin, bath with wall mounted shower and tiled walls, radiator to wall and built in storage cupboard.





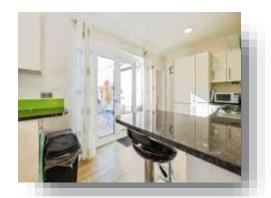
welcome to

St. Andrews Drive, Lincoln

- A well presented three bedroom semi-detached home
- Being offered with no onward chain
- Spacious lounge with feature gas fireplace & separate dining room
- Extended modern fitted kitchen with breakfast bar, patio doors leading to garden and ground floor cloakroom/WC
- Off-road parking for multiple vehicles

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

£239,000







Bristol Dr.

Brancaster Dr.

St Andrew's Dr.

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR123027



Property Ref: LCR123027 - 0003 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.





01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1FW



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.