



Spilsby Close, Lincoln LN6 3YX

welcome to

Spilsby Close, Lincoln

This well presented and extended one bedroom home offers a fantastic opportunity for first time buyers. Benefitting from ample off road parking, a generous rear garden, two reception spaces, a modern fitted kitchen and local access to a wide range of amenities.





Entrance Hall

Bathroom

Kitchen

11' 1" x 7' 5" (3.38m x 2.26m)

Lounge

12' 5" max x 11' max (3.78m max x 3.35m max)

Dining Room

10' x 8' 3" (3.05m x 2.51m)

Bedroom

11' x 9' 8" (3.35m x 2.95m)

Front Garden

Rear Garden

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

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Spilsby Close, Lincoln

- ** ATTENTION FIRST TIME BUYERS **
- WELL PRESENTED SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- DOUBLE BEDROOM

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

£147,500



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR123180



Property Ref:
LCR123180 - 0002

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