



**Fontwell Crescent, LINCOLN LN6 7LE**



**welcome to**

**Fontwell Crescent, LINCOLN**

Situated within a popular residential location near to a wide range of amenities is this spacious three bedroom semi-detached home. Boasting front and rear gardens, driveway parking, detached garage, newly fitted kitchen, generous bedrooms and two reception rooms.



### **Entrance Hall**

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

### **Lounge**

13' 3" x 13' 3" ( 4.04m x 4.04m )

With double glazed window to the front, carpet flooring, chimney breast, fireplace (not used), carpet flooring, understairs storage and radiator, opens to:-

### **Dining Room**

10' 9" x 8' 11" ( 3.28m x 2.72m )

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

### **Kitchen**

10' 9" x 7' 5" ( 3.28m x 2.26m )

With double glazed windows to the side and rear, double glazed obscured window to the rear, a newly fitted modern kitchen in a range of wall and base units with work surfaces, integral Hotpoint oven, gas hob with extractor fan above, tiled backsplash, inset sink and drainer, space for fridge freezer, space for washing machine, tiling to the floor and radiator.

### **First Floor Landing**

With double glazed window to the side, loft access point and carpet flooring.

### **Bedroom One**

9' 11" max x 13' 4" max ( 3.02m max x 4.06m max )

With double glazed window to the front, chimney breast, carpet flooring and radiator.

### **Bedroom Two**

10' max x 10' 9" max ( 3.05m max x 3.28m max )

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

### **Bedroom Three**

10' 2" max x 6' 5" max ( 3.10m max x 1.96m max )

With double glazed windows to the front and side, laminate flooring, storage cupboard and radiator.

### **Bathroom**

With double glazed obscured window to the rear, bath with shower fitted over, wc, wash hand basin, heated towel rail, vinyl flooring and tiling to the walls.

### **Loft Space**

Boarded loft space with ladder and boiler.

### **Front Garden**

Property benefits from a generous driveway to the front providing ample off road parking for multiple vehicles, access to the detached garage and gated side access to the rear garden. Alongside is a generous enclosed area of lawn with mature trees.

### **Rear Garden**

The rear garden is fully fence panel enclosed and mainly laid to lawn with a patio area ideal for seating and mature trees.

### **Detached Garage**

With up and over door.



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## Fontwell Crescent, LINCOLN

- GUIDE PRICE £200,000-210,000
- SPACIOUS SEMI-DETACHED HOME
- FRONT & REAR GARDENS
- DRIVEWAY PARKING & DETACHED GARAGE
- NEWLY FITTED KITCHEN

Tenure: Freehold EPC Rating: D

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121399 - 0005

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