



ESTATE AGENTS

... the key to a successful move



Baker Crescent, Birchwood, Lincoln, LN6 0RN

**Offers in excess
of £229,950**

- * Highly Sought After Location
- * Spacious Property Throughout
- * Ample Off-Road Parking
- * Close to Local Amenities & Transport Links
- * Four Well Proportioned Bedrooms

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Situated in the sought-after area of Doddington Park, this four-bedroom detached family home enjoys a corner position at the end of a cul de sac. The property is very well maintained throughout and comprises: Entrance Hallway, leading to Living Room with double doors through into the dining room, french doors leading from the dining room into the conservatory, there is a kitchen and a downstairs cloakroom. To the first floor is a master bedroom with ensuite and three further bedrooms and a family bathroom, outside there is ample off road parking and an enclosed rear garden

The property is situated in a popular location to the west side of the Cathedral city of Lincoln within easy access of a range of local shops, schools and amenities as well as the popular Hartsholme park, There are excellent commuting links into the city centre or out to the A46 bypass with links to Newark on Trent and its mainline service to London Kings Cross.

GROUND FLOOR

HALLWAY 6'2" x 6'2" (1.9m x 1.9)

Ceiling light point, radiator, laminate wood effect flooring, uPVC exterior door, stairs to first floor.

LOUNGE 17'0" x 11'1" (5.2m x 3.4m)

Feature fire surround, ceiling light point, coving to the ceiling, radiator, uPVC double glazed window with front aspect, double doors leading into the dining room



DINING ROOM 9'6" x 9'5" (2.9m x 2.89m)

Coving to the ceiling, radiator, ceiling light point, sliding patio doors leading into the conservatory



CONSERVATORY 12'9" x 9'6" (3.9m x 2.9m)

UPVC double glazed victorian style conservatory with dwarf wall. Ceiling light and fan, electric sockets, laminate wood effect flooring, door leading into the rear garden



KITCHEN 12'5" x 7'10" (3.8m x 2.4m)

Fitted with a range of wall and base units with co-ordinating worktops, built in eye level oven and microwave, electric hob and extractor hood, integrated dishwasher, fridge/freezer and spaces for washer machine. wall mounted gas central heating boiler. Recessed lighting, radiator, part wall tiles, uPVC double glazed window, exterior door to outside

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CLOAKS

Fitted with a two piece cloakroom suite comprising low level w.c. and wash hand basin.

BEDROOM TWO 10'5" x 8'6" (3.2m x 2.6m)

Ceiling light point, radiator, built in storage cupboard, uPVC double glazed window with rear aspect

FIRST FLOOR

MASTER BEDROOM 13'9" x 8'6" (4.2m x 2.6m)

Ceiling light point, radiator, uPVC double glazed window with front aspect, door to ensuite shower room



BEDROOM THREE 8'10" x 7'6" (2.7m x 2.3m)

Ceiling light point, radiator, uPVC double glazed window with rear aspect

BEDROOM FOUR 10'9" x 8'10" (3.3m x 2.7m)

Ceiling light point, radiator, uPVC double glazed window with front aspect

EN SUITE

Fitted with a three piece suite comprises: shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window

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BATHROOM

Fitted with a three piece white bathroom suite comprises: bath with over bath shower and shower screen, wash hand basin set in vanity unit, low level w.c. Ceiling light point, radiator, tiled flooring, fully wall tiled, uPVC double glazed window



OUTSIDE

Externally there is ample off road parking on a drive to the side of the property, there are lawned gardens to the front and rear.

GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

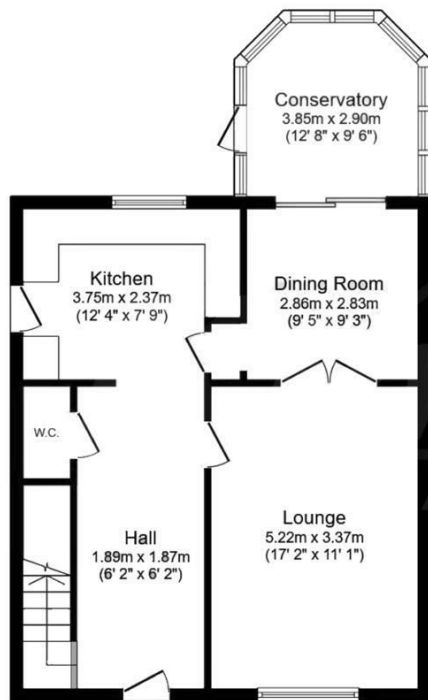
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

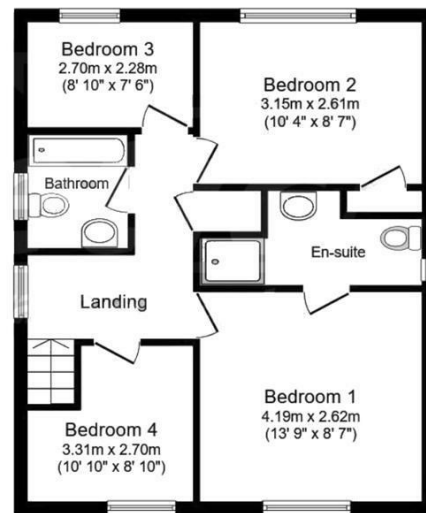
Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

*For illustration purposes only (Do Not Scale)

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