



39 Aldergrove Crescent
Lincoln. LN6 0SJ

BELL



39 Aldergrove Crescent Lincoln

This is a wonderful quality appointed and presented modern detached two bedroom bungalow, very pleasantly located in this popular residential area in the south western suburbs of the historic city of Lincoln. A viewing is genuinely highly recommended.

The property is well located for easy access to an excellent range of neighbourhood amenities, including the Birchwood Shopping Centre, medical services, schools and more.

There are bus services in the area running through to the city centre and its very comprehensive range of shopping and social facilities. A46 bypass is just a short drive away which runs out southwest as dual carriageway to the A1 and Newark with its high- speed rail link to London King's Cross.



ACCOMMODATION

uPVC featured double glazed **Front Entrance Porch** with front entrance door, tiled floor and light fitting. Attractive double glazed interior door through to:

Sitting Room having an easterly outlook over the front of the property and across Aldergrove Crescent; fitted gas fire with a very appealing fireplace surround and hearth, coving and radiator. Glazed panelled doors through to inner hallway and to:



Kitchen having a very pleasant easterly outlook over the front of the property driveway and across Aldergrove Crescent; an attractive comprehensive range of fitted base, drawer and wall units, fitted work surface area with one and a half bowl stainless steel sink unit inset. Further work surface areas having space beneath for laundry appliance, above wall cupboard unit and the Worcester gas fired central heating boiler set to one corner. Room for kitchen appliances and slot in oven with Indesit cooker hood above. There is a tall pantry/storage cupboard unit to one corner, tiled splash backs to fitted work surface areas, tiled floor, and inset ceiling spotlight fittings. uPVC side entrance door to driveway.

Inner Hallway having a large built-in cloaks cupboard, access to roof space and coving. Doors through to bedroom accommodation and to:

Wet room style Shower Room having wet room style flooring with upstand, Bristan shower fitting with accompanying shower curtain rail above, pedestal wash hand basin and low level WC. Tiling to full height on all walls, coving, ladderback style radiator/towel rail and ceiling spotlight fittings.

Bedroom 2 with an appealing westerly view out over the rear garden; coving and radiator.

Bedroom 1 with floor to ceiling level uPVC double glazed window and door casement providing access to a view into the adjoining conservatory; excellent fitted wardrobe space to one wall with accompanying bedside chest of drawers, coving and radiator. Access through to:

James Oliver Conservatory of good size, attractively appointed providing a wonderful addition to the reception space of the bungalow having a delightful view out over the very private rear courtyard garden with its southerly and westerly aspects. Pitched canopy roof, wood style laminate flooring, ceiling fan/pendant light fitting and wall light fitting. Double glazed side entrance door to grounds.





OUTSIDE

This very attractive Bungalow stands in a prominent location on Aldergrove Crescent opposite the junction with Snetterton Close; approached from the roadside across a concrete driveway on one side with a further block paved driveway area adjoining the front elevation, providing more than ample parking for both residents and visitors. There is a small gravelled low maintenance garden area to one side suitable for a display of flower pot/tubs. From the driveway there are attractive tall metal double gates providing access to the driveway which runs down northern elevation of the bungalow through to the rear and the **Detached Garage** with electric motorised up and over door, light fitting and power point.

Important Notice: The driveway running down the northern elevation of the bungalow has a ramped slope to provide easy access to the side entrance door of the kitchen.

There is a metal pedestrian gateway between the bungalow and the garage which provides access to the very attractive courtyard garden with landscaping comprising of a good sized paved patio area onto which the entrance door of the conservatory opens. Accompanying raised sleeper beds having an excellent range of attractive shrubs and flowering plants inset including, Buddliea , Berberis, Passion flower and more. Some of the raised beds are gravelled for an attractive display of stocked flower pots, some of which will remain with the property on sale. Certain items of very appealing garden ornamentation will also be left by the seller. The garden is exceptionally private, being enclosed by both wall and panelled fencing to the boundaries as appropriate, and benefits from having both southerly and westerly aspects.

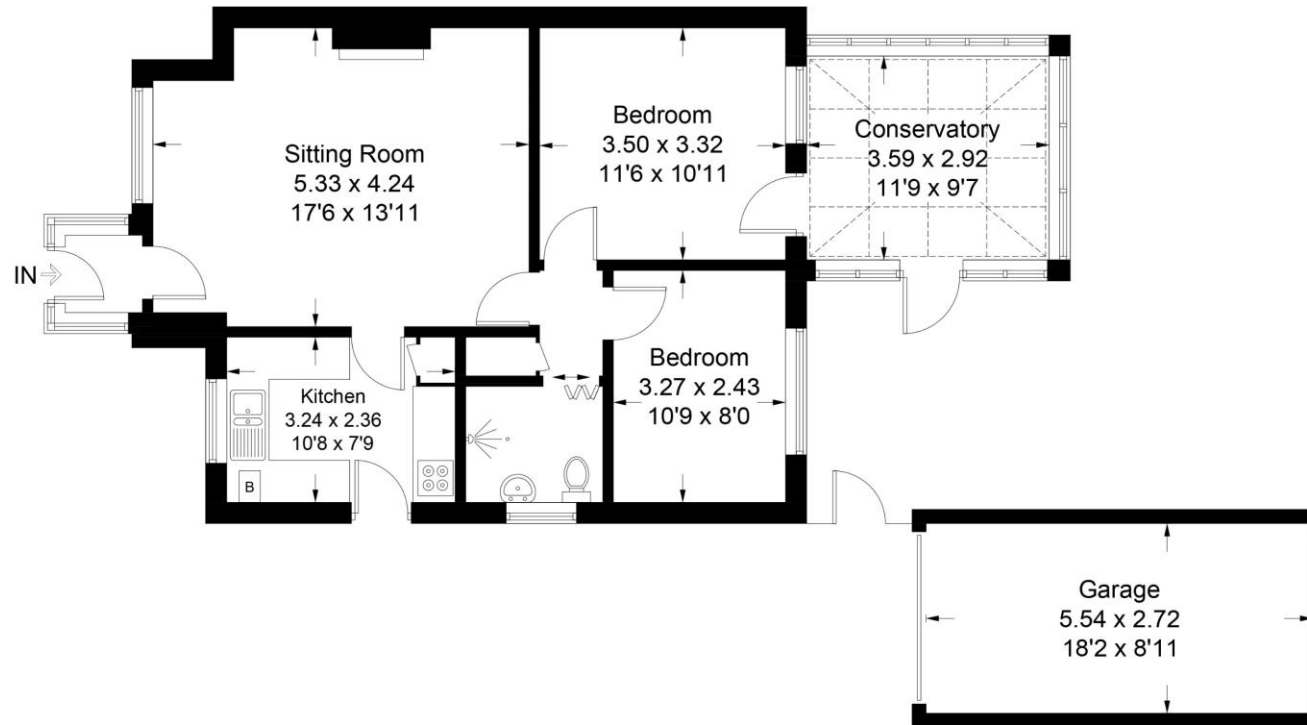
There are exterior garden light fittings, power points, an outside water tap and five water butts for garden watering.





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Approximate Gross Internal Area = 69.9 sq m / 752 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 84.7 sq m / 911 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

District Council – Tax band: B ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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