



4 Bluebell Close
Lincoln. LN5 9XB

BELL



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Lincoln

NO ONWARD CHAIN! A four-bedroom, detached family home set to a no-through road close, of similar properties. With garden spaces to the front and rear, driveway and garage parking; the property enjoys flowing ground floor accommodation.

With the front facing South, the living room is a bright reception space, with French doors through to the dining room, then conservatory beyond. The ground floor is complete with a utility and cloakroom; the first providing four bedrooms including master with en suite, and family bathroom.

ACCOMMODATION

Entrance Hallway with uPVC double glazed obscure front entrance door with coloured and leaded glass, carpeted staircase to first floor, carpeted floor, radiator, ceiling light and power point. Door to:

Living Room having uPVC double glazed window to front aspect; log burning effect fire with stone surround and wood mantle, carpeted floor, radiator, ceiling light and power points. Door to kitchen and glazed French doors to:

Dining Room with carpeted floor, radiator, ceiling light and power points. Double glazed sliding doors to rear, to:

Conservatory having uPVC double glazed French doors to side, windows on low level wall to side and rear aspect, pitched uPVC and polycarbonate roof; tiled floor, ceiling light/fan and power points.





Kitchen having uPVC double glazed window to rear aspect; range of storage units to base and wall levels, one and half bowl sink and drainer set to roll edge worktop, Creda continental oven, four ring hob beneath extractor canopy. Tile effect flooring, built in under stairs storage cupboard, radiator, ceiling light and power points. Door to:

Utility having uPVC double glazed obscure window to side and patio door to rear aspect; storage units to base and wall levels, sink and drainer set to roll edge worktop with space and connections for under counter washing machine, dryer. Tile effect flooring, radiator, wall mounted gas fired Worcester boiler, ceiling light and power points. Doors to garage and to:

Cloakroom with uPVC double glazed obscure window to rear aspect; low level WC, wash hand basin, tile effect flooring, radiator and ceiling light.

First Floor

Landing with carpeted floor, built in airing cupboard, radiator and ceiling light. Doors to first floor accommodation.

Master Bedroom having uPVC double glazed window to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure window to front aspect; corner shower cubicle with tile surround and electric Mira sport shower over, wash hand basin and low level WC. Tile effect floor, radiator and ceiling light.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, built in storage space, radiator, ceiling light and power points.

Shower Room having uPVC double glazed obscure window to rear aspect; walk in shower cubicle with board surround, Mira sport electric shower over, pedestal wash hand basin and low level WC. Wet room style flooring, radiator and ceiling light.





Bedroom 4 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front via a tarmac driveway leading to the *Garage* with up and over door to front; light and power. Door to utility.

The front garden is laid to lawn with mature shrubs and trees to the open front boundary. The side is contained by wood panel fencing.

The rear garden is laid to lawn with mature borders and trees; made secure by personnel gates down the sides to ensure a child and pet friendly space. Alongside the conservatory are paved patio seating and storage spaces.

Lincoln City Council – Tax band: D

ENERGY PERFORMANCE RATING: C

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.

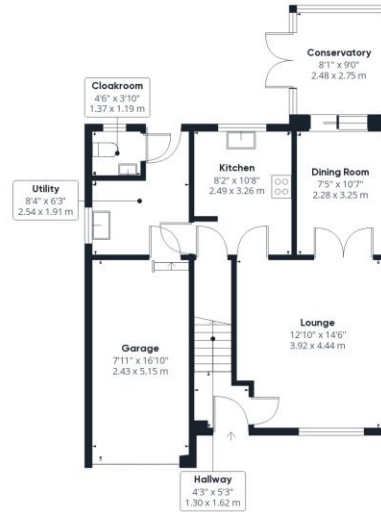
VIEWING: By arrangement with the agent's Lincoln Office...

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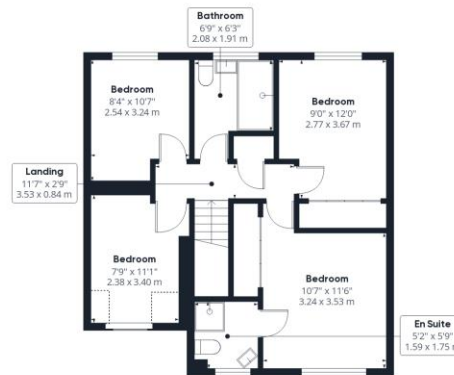
Brochure prepared 17.4.2025







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1272.85 ft²

118.25 m²

Reduced headroom

10.05 ft²

0.93 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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