



14 Beaufort Close
Lincoln. LN2 4SF

BELL

This is a semi-detached property located in a quiet cul-de-sac, having a private side entrance south facing. There is a gravel driveway to the side of the property, comfortably fitting two vehicles, the front garden is laid to lawn with a west-facing aspect. The enclosed east facing rear garden has a mix of lawn and paved patio with a timber garden shed (in poor condition).

NO ONWARD CHAIN



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

14 Beaufort Close, Lincoln

ACCOMMODATION

Entrance Lobby with private side entry into a small lobby with coat hooks and ceiling light, providing access into the main living space.

Living Room having a westerly aspect over the front garden from the bay window; gas fireplace with carved timber surround and marble-effect inset and hearth, wood-effect laminate flooring, pendant ceiling light and radiator. Carpeted staircase to the first floor with white handrail.

Kitchen & Dining Area having a U-shaped kitchen area with wooden cabinetry and dark granite-style worktops, checkerboard red-and-white tiled splashback. Integrated Electrolux double oven, Zanussi extractor hood, and four-ring gas hob, triple-section stainless steel sink with drainer and drying area, and east-facing window. Small Dining space accommodating a table for four, with French doors leading to the rear garden, grey tile-effect laminate flooring throughout, ceiling light and fuse box located in the dining area.

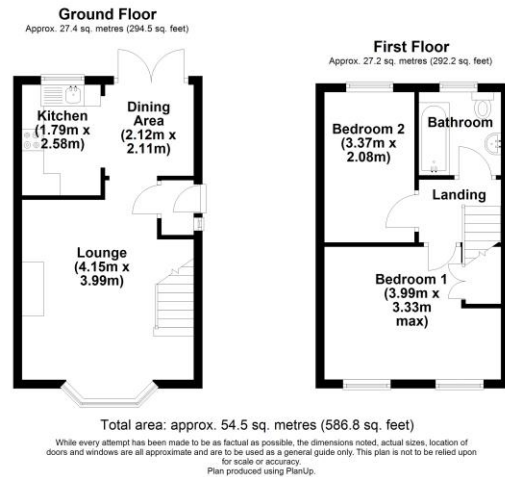
First Floor

Landing with carpeted floor continuing into the bedrooms; electric radiator, loft access hatch and pendant ceiling light

Family Bathroom having obscure glazed window with easterly aspect; bath with Triton electric shower over, pedestal wash hand basin and low level WC. Tiled splashbacks, laminate flooring (as in kitchen) radiator with towel rail above, mirrored toiletry cabinet, ceiling light and extractor fan.

Bedroom 2 being a single room with east-facing window overlooking the rear garden; carpeted floor, radiator and pendant ceiling light.

Master Bedroom a spacious double room with two west-facing windows to the front aspect; carpeted floor, radiator, built in airing cupboard housing the Baxi boiler. There is a sloped bulkhead area over the stairs, ceiling light.



Lincoln City Council – Tax band: A

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
43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org
Website: <http://www.robert-bell.org>

Brochure prepared 13.5.2025



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



www.robert-bell.org

