



55 Chedworth Road
Lincoln. LN2 4SW

BELL



55 Chedworth Road Lincoln

This is a modern red brick, semi-detached home situated at the end of a quiet cul-de-sac in the Glebe Park area of the City. Close to local amenities at the Carlton Centre shopping area, selection of supermarkets on Wragby Road, easy access into the City centre and to the A46 ring road providing access to other areas of the country and also the eastern bypass to other areas of the City and neighbouring villages.

ACCOMMODATION

Entrance Hall with carpeted staircase to first floor, carpeted floor, radiator and ceiling light. Door to:

Living Room a spacious front reception room having large north-facing bay window with fitted blinds, decorative fireplace with wooden mantle, under stairs storage alcove, carpeted floor, radiator and ceiling light. Open archway to:

Kitchen/Diner of U-shaped layout with red fronted cabinetry and light wood worktops, composite triple sink feature: large basin on the left, centre drainer, drying area on the right; integrated induction hob and oven with extractor hood. South-facing window above the sink overlooks the garden, radiator, laminate wood effect flooring, ceiling lights. South-facing French doors lead into:

Conservatory having full-height glazed panels with vertical blinds, polycarbonate roof for natural light, carpeted flooring, electric wall heater. Single glazed door to rear garden.

First Floor

Landing with carpeted floor, loft access hatch, ceiling light. Doors to first floor accommodation.

Bathroom having obscure glazed window overlooking the garden; bath with glass screen and Bristan electric shower over, pedestal wash hand basin and low level WC. Pale wood-effect laminate flooring, decorative tilework with floral border, vent style ceiling light.





Bedroom 2 a double sized room with south-facing window with views over the garden and garage; carpeted floor, radiator and ceiling light.

Master Bedroom with north-facing window overlooking the cul-de-sac; carpeted floor, radiator and ceiling light.

Bedroom 3 a compact single bedroom ideal as a nursery or home office with north-facing window, radiator, carpeted floor, ceiling light. (One wall shows a sealed section, possibly previously used for storage or pipe access)

Storage/ Airing Cupboard located across from the master bedroom above the stairs; sloped ceiling due to stairwell housing the water tank, useful for additional storage

OUTSIDE

There is a spacious gravel driveway, shared with no. 57 (No. 53 has a separate side entrance) providing parking for several vehicles and access to the **Detached brick-built Single Garage** with up-and-over front door and west-facing window.

The rear garden can only be accessed via the conservatory and comprises a lawn and a paved patio area, surrounded by timber fencing and mature hedges and shrubs

Local Amenities include a good selection nursery, primary and junior schools, also secondary school. Glebe Park surgery is approximately half a mile from the property and Lincoln Country Hospital one and half miles; a leisure park, café and public house close by. There are regular bus services into the City.

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 19.5.25





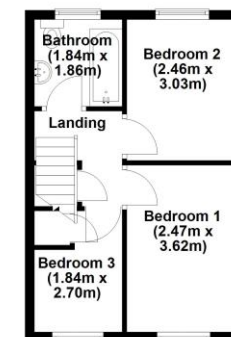
Ground Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 68.9 sq. metres (741.8 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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.



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

www.robert-bell.org

