



64 Chedworth Road
Lincoln. LN2 4SW

BELL



64 Chedworth Road Lincoln

This is a well presented, three bedroom semi-detached house situated in popular residential area of the City. Accommodation comprises; entrance lobby, lounge with bow window to front aspect, well appointed breakfast kitchen, three bedrooms and bathroom.

The property stands well back from the roadside with shared driveway leading to detached garage, well enclosed rear garden with paved patio area.

Ideal Investment Opportunity!

ACCOMMODATION

Entrance Lobby with uPVC obscure leaded light style double glazed front entrance door, staircase up to first floor, radiator and inset ceiling spotlight fitting. Door through to:

Lounge having a very pleasant southerly outlook over the front of the property into Chedworth Road from the bow window with its plantation shutters; mock fireplace with attractive contemporary design style electric fire (currently not connected-air conditioning unit present) with marble style back and hearth and accompanying moulded pine surround. There is a Mitsubishi electric air-conditioning unit and radiator. Archway through to:

Breakfast Kitchen having a very pleasant view out over the rear garden; appointed with an attractive range of contemporary design style fitted base, drawer and wall units, single drainer one and a half bowl sink unit inset to work surface with pull out bin unit and space for a concealed laundry white good beneath.





There is a further area of work surface with deep pan drawers and concealed refrigerator beneath, Bosch induction hob to surface with concealed cooker hood and cupboard space above. Built-in Bosch oven and grill with cupboard space and a deep pan drawer below to one end. There is a good size breakfast bar peninsula with additional storage cupboard space below and built-in under stairs cloaks/storage cupboard. Wood style laminate flooring and contemporary design style vertical feature radiator to one corner. French doors provide access out onto the rear garden patio with obscure double glazed panelled side entrance door to driveway.

First Floor

Landing with doors to first floor accommodation.

Bedroom 3 with pleasant southerly outlook across the Close; radiator and ceiling spotlight fitting.

Bedroom 1 with a view down over the front garden and driveway entrance off Chedworth Road; and radiator.

Bedroom 2 with an outlook over the well enclosed rear garden; and radiator.

Bathroom appointed to a good contemporary design style standard having panelled bath across one wall with appropriate shower fitting and shower screen above, small wash hand basin with toiletry cabinet beneath and low-level WC. Tiling to all walls to full height, wood style laminate flooring, radiator and inset ceiling spotlight fittings.

OUTSIDE

The house stands in a prominent position on Chedworth Road and stands well back from the roadside, approached across a shared gravel driveway which leads to a set of double gates providing access through to the rear. The front garden has been laid to lawn.

The gravel drive extends down the western elevation of the house to the rear with access to the detached **Garage** with up and over door and light fitting.





The house benefits from having a very pleasant and attractive, well enclosed, rear garden with a good size area of formal lawn, accompanying flowerbeds and borders containing attractive range of shrubs and flowering plants. Adjoining the rear of the house there is a brick clad patio area onto which the French doors of the breakfast kitchen open.

There is a useful garden shed located discreetly to the rear of the garage, exterior light fitting and an outside water tap.

THE AREA

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 is also Nettleham Fields shopping centre close by, which includes Asda and Iceland supermarkets as well as a range of individual shops, hairdresser/barbers,

There are regular bus services into the City.

Lincoln City 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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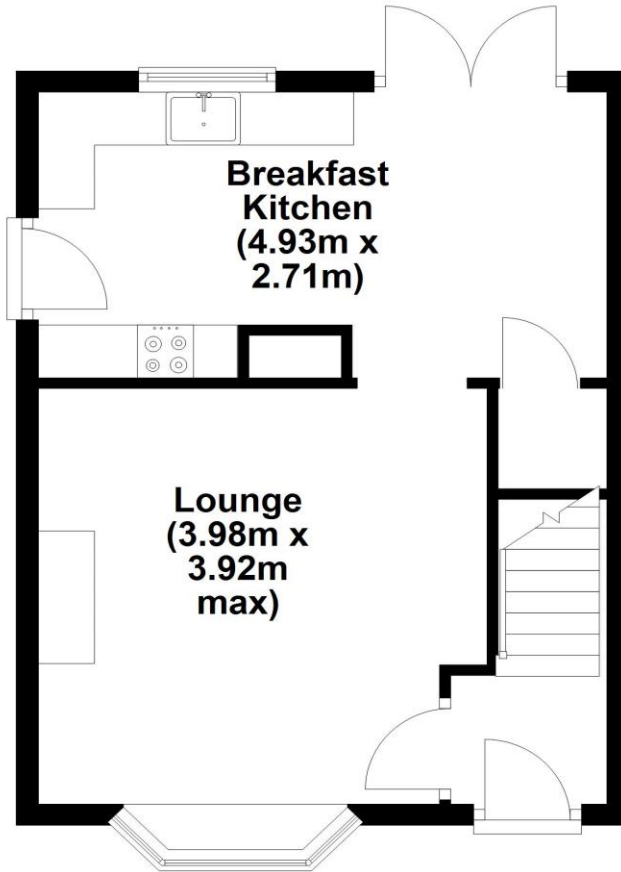
Brochure prepared 3.7.2025





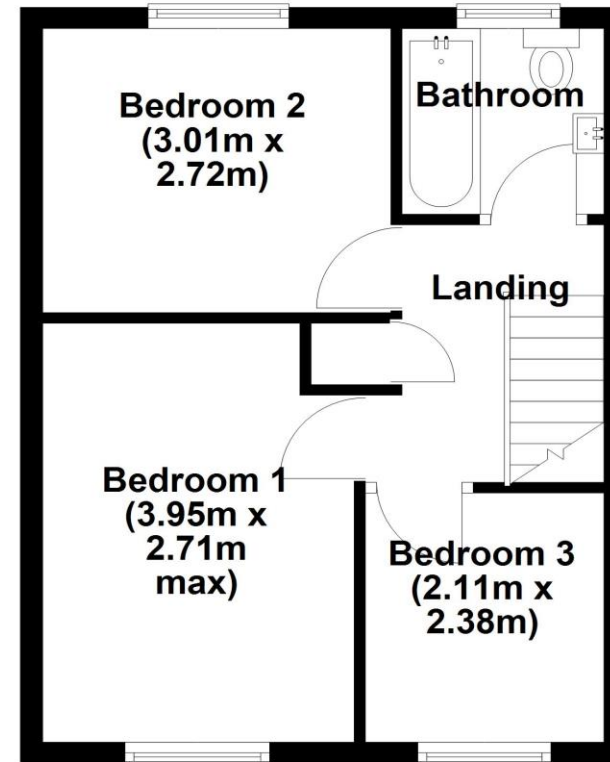
Ground Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



Total area: approx. 68.2 sq. metres (734.0 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.

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