



Meadowlake Close, Lincoln



**£198,950**

- Over 55's Development
- Driveway
- Conservatory
- Shower Room
- Two Bedrooms
- Popular Area
- Freehold
- EPC rating C





Large two bedroom semi-detached bungalow, located on the popular Meadowlake Close, over 55's development. Within walking distance of local shops and other amenities.

The property offers internally kitchen diner, lounge, two bedrooms and shower room. Outside the property to the front there is a lawned garden and parking. To the rear of the property there is an enclosed garden, laid to lawn and large patio area.

### Hall

Storage cupboard and access to loft.

### Kitchen Diner 2.83m x 3.96m (9'4" x 13'0")

Window to rear aspect and external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, built-in double electric oven, electric oven, space and plumbing for both washing machine and dishwasher.

### Lounge 4.72m x 3.99m (15'6" x 13'1")

Two windows to front aspect, feature fireplace and radiator.



### Bedroom One 2.95m x 3.97m (9'8" x 13'0")

External door and window to front aspect, built-in wardrobes and radiators.

### Bedroom Two 3.03m x 2.67m (9'11" x 8'10")

French doors leading to conservatory and radiator.

### Shower Room 1.88m x 1.66m (6'2" x 5'5")

Window to rear aspect and fitted with corner shower unit, low level WC, wash hand basin and radiator.

### Conservatory

External door to side aspect and windows to all aspects.

### Outside

To the front of the property there is a lawned garden and driveway. To the rear of the property there is a enclosed garden with a large patio area with storm cover and lawned garden.

### Agent Note

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GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



21 MEADOWLAKE CLOSE, LN6 0UA

TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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