



Swayne Close, Lincoln



OIEO £325,000

- Detached Family Home
- Four Bedrooms
- En-Suite Shower Room
- Two Reception Rooms
- No Chain
- Breakfast Kitchen
- Utility Room
- Freehold
- EPC rating C
- Family Bathroom & Downstairs W.C



Newton Fallowell are pleased to offer for sale, this four bedroom detached house situated in the Glebe Park area of Uphill Lincoln. The accommodation comprises: Hall, Cloakroom, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Four Bedrooms, Family Bathroom and En-Suite Shower Room. Outside, there are Gardens, Garage and a recently installed, Resin Bonded Driveway.

Entrance Hall

Door to front elevation and stairs to first floor.

Lounge 25'2" x 10'6"

Bay window to front, two radiators and patio doors to rear.

Rear Hallway

Linking the lounge and kitchen and having window to rear.



Cloakroom

With wash basin and W.C.

Dining Room 12' x 9'11"

Window to front and a radiator.

Breakfast Kitchen 16'3" x 9'11"

Windows to rear, radiator, range of base and eye level units with inset sink unit and built-in oven and hob.

Utility Room 7'9" x 7'5"

Window and door to rear, fitted units, sink unit, plumbing for washing machine and door to garage.

Bedroom One 11'10" x 9'11"

Window to front and a radiator.

En-Suite

Window to front, radiator, wash basin, W.C and shower enclosure.

Bedroom Two 11'10" x 10'6"

Window to front and a radiator.

Bedroom Three 9'4" x 7'11"

Window to rear and a radiator.

Bedroom Four 9'4" x 7'9"

Window to front and a radiator.

Bathroom

Window to rear, radiator, wash basin, W.C and panelled bath.

Outside

To the front of the property is a garden laid to lawn with adjacent Resin Bonded Driveway and attached Single Garage. To the rear is an enclosed garden with lawn, patio, trees and shrubs.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

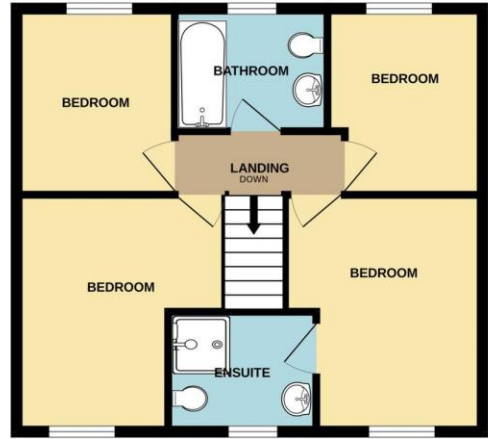




GROUND FLOOR



1ST FLOOR



SWAYNE CLOSE, LINCOLN, LN2 4SH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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