



Acer Close, Lincoln



£259,950

- Well Presented Detached Bungalow
- Three Bedrooms
- Modern Dining Kitchen
- Lounge & Conservatory
- Modern Shower Room
- Gardens Front & Rear
- Driveway & Detached Garage
- EPC rating C & Freehold



Well Presented Detached Bungalow situated in a cul de sac position within the popular area of Doddington Park, found to the southwest of Lincoln City. The accommodation comprises Entrance Hall, Bay Fronted Lounge, Dining Kitchen, Conservatory, Three Bedrooms and Shower Room. Outside there are gardens to the front and rear with driveway to the side leading to the Detached Garage.

Entrance Hall

Door to front aspect, radiator, alarm panel, laminate flooring and built in airing cupboard housing hot water cylinder. Loft access which is fully insulated.

Lounge

15'1" x 11'8" (4.6m x 3.6m)

Box bay window to front aspect, column radiator and coving to ceiling. Opening onto the Dining Kitchen.

Dining Kitchen

16'11" x 8'11" (5.2m x 2.7m)

Patio doors to rear aspect, window and door into the conservatory. Fitted with a modern range of wall and base units with work surface over and one and a half bowl drainer sink unit with mixer tap. Integrated appliances include fridge freezer, washing machine and dishwasher. Space for electric range cooker. Wall mounted gas central heating boiler. Part tiled walls, laminate flooring and two column radiators.



Conservatory

7'0" x 6'0" (2.1m x 1.8m)

uPVC construction and door to side aspect. Laminate flooring.

Bedroom One

11'1" x 9'11" (3.4m x 3m)

Window to front aspect, fitted wardrobes, radiator and laminate flooring.

Bedroom Two

9'0" x 8'1" (2.7m x 2.5m)

Window to rear aspect, radiator, coving to ceiling and laminate flooring.

Bedroom Three

9'0" x 7'6" (2.7m x 2.3m)

Window to rear aspect, coving to ceiling and radiator.

Shower Room

9'11" x 5'6" (3m x 1.7m)

Window to front aspect. Fitted with a low level wc, wash hand basin with vanity unit and double shower cubicle. Part tiled walls, laminate flooring, chrome heated towel rail and extractor fan.

WC

6'0" x 3'0" (1.8m x 0.9m)

Window to side aspect. Fitted with a low level wc, wash hand basin with vanity unit, radiator and laminate flooring.



Outside

To the front of the property is a gravelled garden with various shrubs. A block paved driveway with double gates leads to the Detached Garage. To the rear of the property is a lawned garden with borders of plants and shrubs and a patio seating area.

Detached Garage

16'0" x 8'0" (4.9m x 2.4m)

Pitched roof, up and over door, personal side door and power and lighting.

Agents Note

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Floorplan

GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



ACER CLOSE, LINCOLN LN6 0RD
TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown are not guaranteed 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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