



Meadowlake Close, Lincoln



£199,950

- Immaculate Semi-Detached Bungalow
- Well Kept Over 55's Development
- Two Bedrooms with Fitted Wardrobes
- Dining Kitchen with Appliances
- Rear Garden with Summer House
- Block Paved Driveway
- Freehold & No Chain
- EPC rating D



Immaculate Semi-Detached Bungalow situated in an Over 55's Development overlooking stunning green space and within walking distance of amenities and public transport. The accommodation comprises Entrance Hall, Lounge, Dining Kitchen with Integrate Appliances, Inner Hall, Two Double Bedrooms & Shower Room. Outside there is a block paved driveway and an enclosed rear garden with Summer House which has power & lighting. For sale with No Onward Chain.

Entrance Hall

Door to side aspect, laminate flooring and radiator.

Dining Kitchen

4.00m x 3.10m (13'1" x 10'2")

Window to front aspect. Fitted with a range of modern wall and base units with work surface over, drainer sink unit with mixer tap. Integrated appliances include oven, induction hob with extractor over, washing machine, fridge and freezer. Wall mounted gas central heating boiler housed in wall unit. Radiator and laminate flooring.

Lounge

4.55m x 4.36m (14'11" x 14'4")

Window to front aspect, radiator and gas fire within decorative surround.

Inner Hall

Doors to Bedrooms & Bathroom.



Bedroom One

3.75m x 3.58m (12'4" x 11'8")

Window to rear aspect, fitted bedroom furniture and radiator.

Bedroom Two

2.88m x 2.85m (9'5" x 9'5")

Window to rear aspect, fitted wardrobes and radiator.

Shower Room

2.58m x 2.09m (8'6" x 6'11")

Window to side aspect. Fitted with a low level wc, wash hand basin with vanity cabinets and shower cubicle. Chrome heated towel rail. Built in storage cupboard with radiator.

Outside

To the front is a block paved driveway providing off road parking a lawned garden. Side gated access leads to the enclosed rear garden. This garden paved areas, artificial lawn, raised borders with a variety of plants and flowers, shingle areas and Summer House

Summer House

8'0" x 6'0" (2.4m x 1.8m)

With power & lighting.

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.

There is a monthly ground rent fee of £40 which is paid for the upkeep of the site and communal areas.

Floorplan

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



MEADOWLAKE CLOSE, LINCOLN, LN6 6UA
TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.
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 seller's system 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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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