



Western Crescent, Lincoln



OIRO £200,000

- Bay Fronted
- Extended
- Two Reception Rooms
- Three Bedrooms
- Garage
- Popular Location
- Freehold
- EPC rating TBC



Bay fronted and extended three bedroom semi-detached house, ideally located with walking distance of local shops, schools and the city centre.

The property offers entrance porch, hall, dining room, lounge, and kitchen diner to the ground floor. To the first floor there are three bedrooms and family bathroom. Outside the property to the front there is a concrete driveway with parking for upto three cars. To the rear of the property there is an enclosed garden with decking area, patio and lawned garden.

Porch

External door to front aspect.

Entrance Hall

External door to front aspect, stairs to first floor and radiator.

Dining Room

3.48m x 3.38m (11'5" x 11'1")

Bay window to front aspect, and radiator.

Lounge

4.01m x 3.38m (13'2" x 11'1")

Patio doors to rear aspect, feature fireplace and radiator.



Kitchen Diner

2.85m x 7.57m (9'5" x 24'10")

Window to rear and side aspect, external doors to both side aspects and fitted with a range of wall base units with worktops over, sink with drainer, freestanding electric cooker with four ring gas hob, space and plumbing for washing machine and radiators

Landing

Access to loft

Bedroom One

3.37m x 3.5m (11'1" x 11'6")

Bay window to rear aspect.

Bedroom Two

3.48m x 2.98m (11'5" x 9'10")

Bay window to front aspect and radiator.

Bedroom Three

2.37m x 2.23m (7'10" x 7'4")

Window to front aspect and radiator.

Bathroom

2.27m x 1.83m (7'5" x 6'0")

Window to rear aspect and fitted with panel bath, low level WC, wash hand basin and radiator.

Outside

To the front of the property there is a concrete driveway with room for upto three cars, leading to a detached single garage. To the rear of the property there is an enclosed garden with decking, patio and lawned garden.



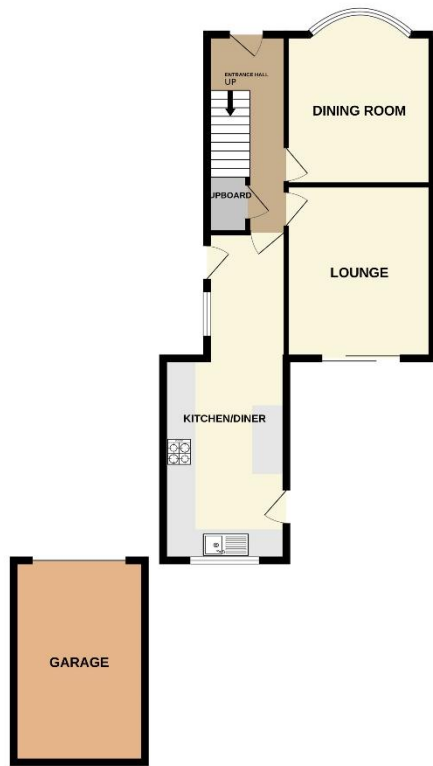
Agent Note

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Floorplan

GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.

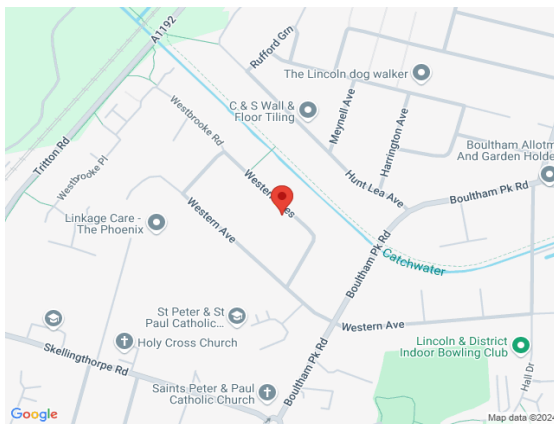


1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 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 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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