



Calder Road, Lincoln



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OIRO £200,000

- Detached Bungalow
- Two Bedrooms
- Bathroom
- Dining Kitchen
- 19ft Lounge
- Garden, Driveway & Garage
- Freehold & No Chain
- EPC rating TBC



TWO BEDROOM Detached Bungalow situated in the Brant Road Area of Lincoln City. For sale with NO ONWARD CHAIN. The accommodation comprises Dining Kitchen, Lounge, Inner Hall, Two Bedrooms and Bathroom. Outside there are gardens to the front and rear, Driveway and Detached Larger than Average Garage with power and lighting.

Dining Kitchen

15'3" x 9'4" (4.6m x 2.8m)

Door to side aspect and window to front aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit with mixer tap. Fitted oven, four plate hob and extractor over. Wall mounted gas boiler. Radiator, tiled flooring and part tiled walls.

Lounge

19'0" x 10'4" (5.8m x 3.1m)

Bow window to front aspect, radiator, tiled flooring, wall mounted gas fire, coving to ceiling and built in cupboard with a window to side aspect.

Inner Hall

Loft access.

Bedroom One

14'2" x 10'5" (4.3m x 3.2m)

Window to rear aspect, built in wardrobes, tiled flooring and radiator.



Bedroom Two

9'4" x 9'3" (2.8m x 2.8m)

Window to rear aspect, built in wardrobes, tiled flooring and radiator.

Bathroom

6'4" x 5'9" (1.9m x 1.8m)

Window to side aspect. Fitted with a low level wc, wash hand basin and panelled bath with wall mounted shower appliance and glazed shower screen. Chrome heated towel rail, extractor fan and tiled flooring.

Outside

To the front of the property is a lawned garden and concrete driveway leading to the detached garage. To the rear of the property is a lawned garden and wooden shed.

Detached Garage

19'5" x 15'3" (5.9m x 4.6m)

Up and over door, French doors, two windows to side aspect, power and 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.

Floorplan

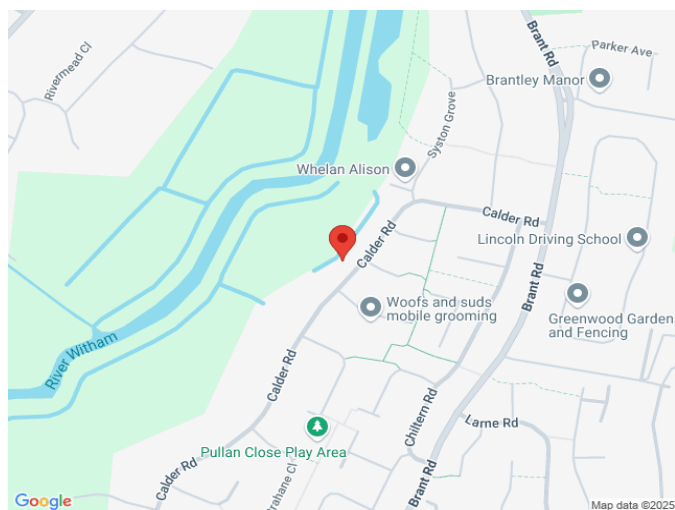
GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



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TOTAL FLOOR AREA : 653 sq.ft. (60.6 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 misstatement. 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.
Made with Mettrey 12/2019



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