



Snowdon Close, Lincoln



£220,000

- Extended Semi-Detached House
- Three Bedrooms
- Newly Fitted Kitchen & Bathroom
- Driveway & Garage
- Popular Location
- Enclosed Rear Garden
- Freehold
- EPC rating C



Well presented EXTENDED THREE BEDROOM Semi-Detached House located in the popular location of Brant Road. Perfectly positioned within walking distance of the local Primary School, Shops and Doctors. The property has been extended by the current owners and has recently has a new kitchen and shower room fitted.

The accommodation comprises Entrance Hall, Kitchen, Dining Area and Lounge to the ground floor. To the first floor there are Three Bedrooms and Shower Room. Externally to the front there is a driveway with parking for two cars leading to a Single Garage. To the rear of the property there is an enclosed lawned garden with patio area. The property also benefits from Gas Central Heating and uPVC Double glazing throughout.

Entrance Hall

External door to front aspect, storage cupboard and stairs to first floor.

Lounge

15'10" x 23'0" (4.8m x 7m)

Windows to rear and side aspect and patio doors to rear aspect and radiator.

Kitchen

12'0" x 8'9" (3.7m x 2.7m)

Window to front aspect and fitted with a modern range of wall and base units with worktops over, sink with drainer, electric double oven, four ring induction hob with extractor over, integrated slimline dish washer, space and plumbing for both washing machine and USA style fridge freezer.



Dining Area

Fitted seating area and radiator.

Landing

Window to side aspect, storage cupboard and access to loft space.

Bedroom One

13'7" x 8'10" (4.1m x 2.7m)

Window to rear aspect and radiator.

Bedroom Two

10'8" x 8'11" (3.3m x 2.7m)

Window to rear aspect and radiator.

Bedroom Three

8'6" x 5'11" (2.6m x 1.8m)

Window to rear aspect and radiator.

Shower Room

Window to front aspect and fitted with walk in shower, low level WC, wash hand basin, extractor and radiator.

Outside

To the front of the property there is an concrete driveway with parking for two cars, leading to a single garage. To the rear of the property there is an enclosed lawned garden and patio area.

Garage

Up and over door, personal door to rear aspect and power and lighting.

Agent 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



17 SNOWDON CLOSE, LINCOLN, LNS 8SY

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Metaphor C2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk