



Malvern Close, Lincoln



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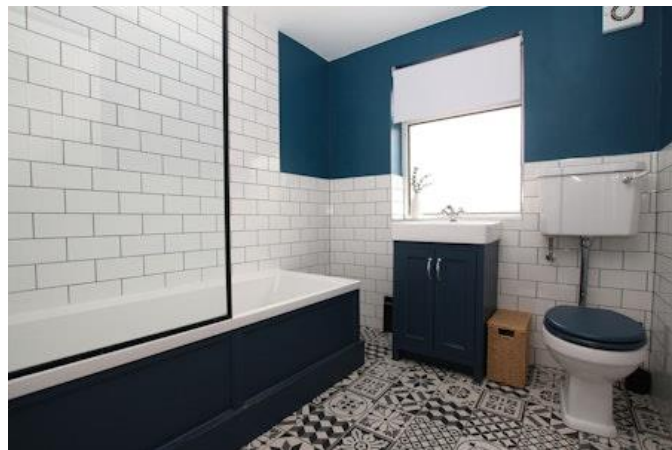
£268,500



Key Features

- Extended Detached House
- Four Bedrooms
- En-Suite & Family Bathroom
- Sought After Location
- Garage & Parking
- Conservatory
- EPC rating D
- Freehold





Extended FOUR BEDROOM Detached House located in the popular area of Brant Road. Perfectly positioned within walking distance of the local schools, shops, doctors and a host of other amenities. The property also benefits from Gas Central Heating and uPVC Double Glazing.

The Accommodation on offer comprises Entrance Hall, Breakfast Kitchen, Lounge, Dining Area and Conservatory. To the first floor there are Four Bedrooms with En-Suite Bathroom to the main and Family Bathroom. Externally to the front of the property there is a private driveway for three cars leading to a single integral garage. To the rear of the property there is an enclosed lawned garden with decking area.

Entrance Hall

With a window to the front aspect of the property and stairs rising to the first floor.

Kitchen 12'11" x 8'0" (3.9m x 2.4m)

With a window to the front aspect. Fitted with a range of wall and base units with worktops over, four ring gas hob with extractor over, single electric oven, space and plumbing for washing machine, space for fridge freezer and radiator.

Lounge 15'0" x 11'5" (4.6m x 3.5m)

Patio doors leading to conservatory and radiator.

Dining Room 9'3" x 7'1" (2.8m x 2.2m)

Patio doors leading to garden and personal door to garage.

Conservatory 10'0" x 7'0" (3m x 2.1m)

Windows to all aspects and patio doors to rear aspect.

Landing

Access to all rooms.

Bedroom One 15'11" x 7'0" (4.9m x 2.1m)

With a window to the rear aspect of the property.

Ensuite 7'0" x 7'0" (2.1m x 2.1m)

With a window to the front aspect. Fitted with panel bath with shower over, low level WC, wash hand basin and heated towel rail.

Bedroom Two 11'8" x 8'10" (3.6m x 2.7m)

With a window to the rear aspect, fitted wardrobe and radiator.

Bedroom Three 10'8" x 8'10" (3.3m x 2.7m)

With a window to the front aspect, fitted wardrobe and radiator.

Bedroom Four 5'8" x 7'4" (1.7m x 2.2m)

With a window to the rear aspect and radiator.

Bathroom 7'7" x 6'0" (2.3m x 1.8m)

With a window to the front aspect. Fitted with panel bath with shower over, low level WC, wash hand basin and radiator.

Garage 13'10" x 7'0" (4.2m x 2.1m)

Fitted with up and over door, personal door leading to dining area, power and lighting.

Outside

To the front of the property there is a private driveway with parking for up to three cars. To the rear of the property there is an enclosed lawned garden with decking area.

Agents Note

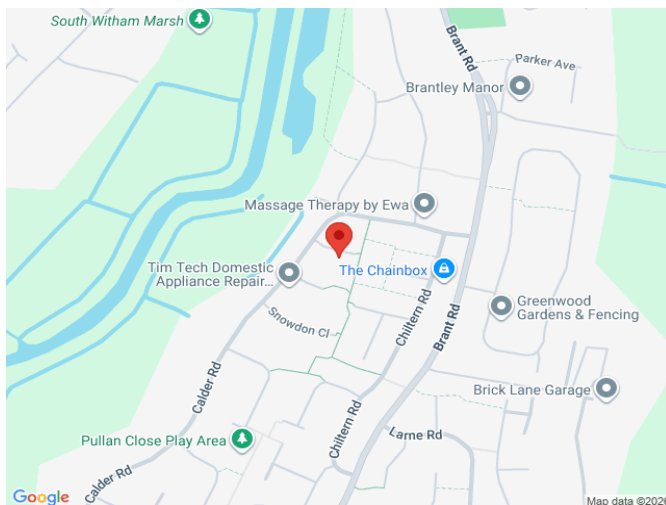
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GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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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