



**Boswell Grove, Lincoln LN6 7LS**

**welcome to**

## **Boswell Grove, Lincoln**

The property comprises large kitchen/diner, lounge, further reception room, ground floor bathroom, three good sized bedrooms, family bathroom, attached garage with additional off road parking and a well proportioned, enclosed rear garden.

### **Living Room**

Double glazed window to front and rear as well as radiator to wall.

Has the benefit of being fully enclosed making it ideal for families and pets.

### **Kitchen/Diner**

Spacious kitchen diner comprising a range of floor and wall based cupboards, sink with drainer, range of appliances, double glazed window over looking the rear garden and double doors opening out to rear garden.

### **Front Exterior**

Property benefits from off road parking to the front as well as providing access to the garage.

### **Garage**

Garage providing storage.

### **Further Reception Room**

Double glazed window to front and radiator to wall.

### **Ground Floor Shower Room**

Double glazed window to front, wash hand basin and shower cubicle.

### **Landing**

Stairs from ground floor, access provided to all rooms.

### **Bedroom One**

Double glazed window to front, radiator to wall and built in wardrobes.

### **Bedroom Two**

Double glazed window to rear, radiator to wall and built in wardrobes.

### **Bedroom Three**

Double glazed window to rear and radiator to wall.

### **Bathroom**

Double glazed window to side, bathroom suite comprising bath, wc, wash hand.

### **Rear Garden**

Spacious rear garden, comprising mostly of grass.





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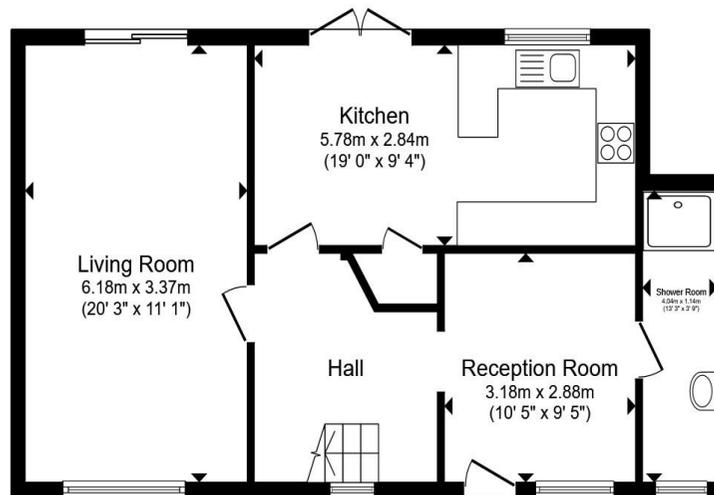
## Boswell Grove, Lincoln

- BEING OFFERED WITH NO ONWARD CHAIN
- EXCELLENT OPPORTUNITY TO PURCHASE A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A QUIET LOCATION
- REQUIRES MODERNISATION
- SPACIOUS REAR GARDEN
- CLOSE TO ALL RELEVANT AMENITIES

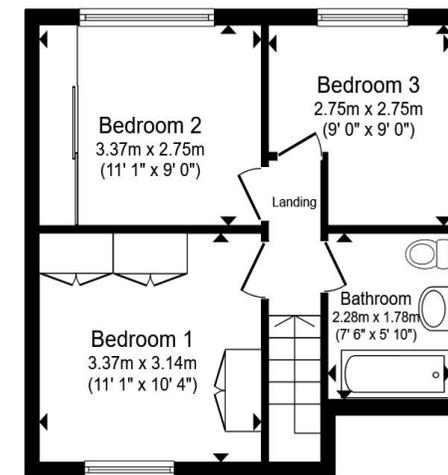
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£175,000**



Ground Floor



First Floor

Total floor area 96.1 m<sup>2</sup> (1,034 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LCR123820 - 0003

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