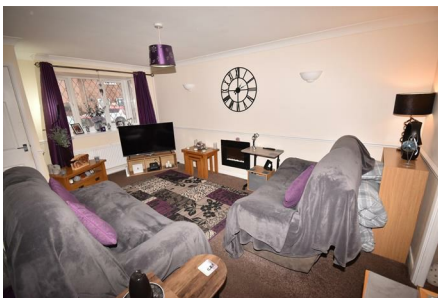


## Cadwell Close, Lincoln, LN6 0RJ



**Asking Price £235,000 Freehold**



Nestled in a quiet cul-de-sac in the desirable area of Birchwood, Lincoln is: Cadwell Close. This charming semi-detached house offers a perfect blend of comfort and convenience. Built between 1980 and 1986, the property boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining. With three spacious bedrooms, this home is ideal for families or those seeking extra room for guests or a home office.

The property includes a well-appointed bathroom and benefits from a conservatory, which invites natural light and offers a lovely space to enjoy the garden views throughout the seasons. The house is equipped with UPVC double glazing and gas central heating with radiators to all rooms (except conservatory), ensuring warmth and energy efficiency throughout the year. EPC rating is: C

Parking is a breeze with space for up to two vehicles on a block paved driveway and also includes a 5 metre long garage. The absence of a chain means that you can move in without delay, making this property an attractive option for those eager to settle into their new home.

Conveniently located just a five-minute walk from Birchwood Shopping Centre, residents will enjoy easy access to a variety of shops and amenities. This prime location, combined with the property's appealing features, makes it a wonderful opportunity for anyone looking to establish themselves in Lincoln. Don't miss the chance to make this delightful house your new home.



## Location Location Location

The property is located in a quiet cul-de-sac position on the popular Birchwood Estate, which features its own shopping centre with many amenities, there is a social club leisure centre and great schools also on the estate. Lincoln City Centre is only a 5 to 10 minute drive away. It is also close to the Lincoln Bypass providing easy access to major routes such as Newark where one can join the A1.

## Accommodation

The property is entered through a UPVC door with two upper glazed panels into the storm porch.

## Hall/.Storm Porch

Having coat hooks, course matting, pendant lighting and door into Living Room.

## Living Room

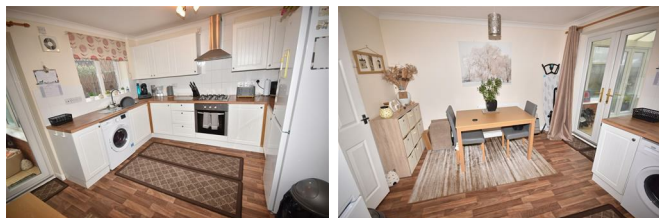
16'3" x 12'11"



Box window to front elevation, electric fireplace, carpeted flooring, pendant lighting with two extra walls lights.

## Kitchen/Diner

11'1" x 12'11"



Window to rear elevation and double doors opening into the conservatory, vinyl flooring, a range of white modern units with block effect laminate worktops and tiled splash-back, single oven, 4 ring gas hob with stainless steel extractor hood above, space for a tall fridge freezer, plumbing for washing machine, stainless steel sink with mixer tap and extractor fan,

## Conservatory

11'4" x 6'4"



Double doors to patio, tiled flooring vertical blinds (that are to go back up)

## Bedroom 1

9'2" x 12'11"



Windows to front elevation, carpeted flooring and pendant lighting and an airing cupboard.

## Bedroom 2

11'3" x 6'9"



Window to rear elevation, carpeted flooring and pendant lighting.

**Bedroom 3**  
7'4" x 5'10"



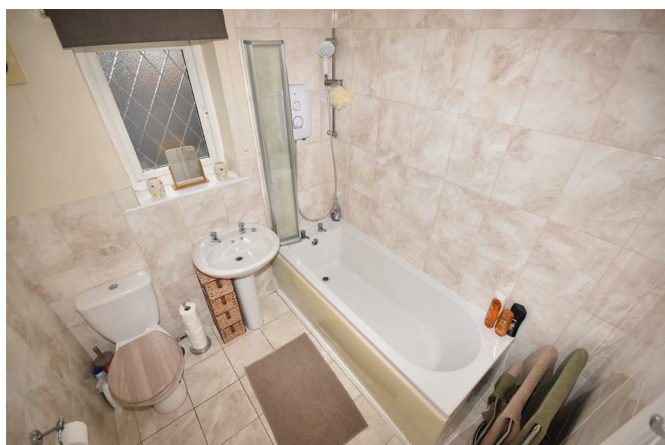
Window to rear elevation, carpeted flooring and pendant lighting.

**Landing**  
10'7" x 5'10"



Having carpeted flooring, pendant lighting, loft hatch and smoke alarm.

**Bathroom**  
6'8" x 6'9"



Window to side elevation with frosted glass, tiled flooring, paneled bath with electric shower over being fully tiled to ceiling, half height tiling around other walls, close coupled toilet, pedestal sink, mirrored medicine cabinet, extractor fan and chrome heated towel rail.

**Outside**



The rear garden is fully enclosed with a paved gated passageway, laid to lawn with perimeter borders and two patio areas for alfresco dining.

**Garage**  
16'7" x 8'8"

Up and over door to the front with a personnel door accessed from the rear garden, it has power for sockets and lighting.

## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are

contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. 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. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

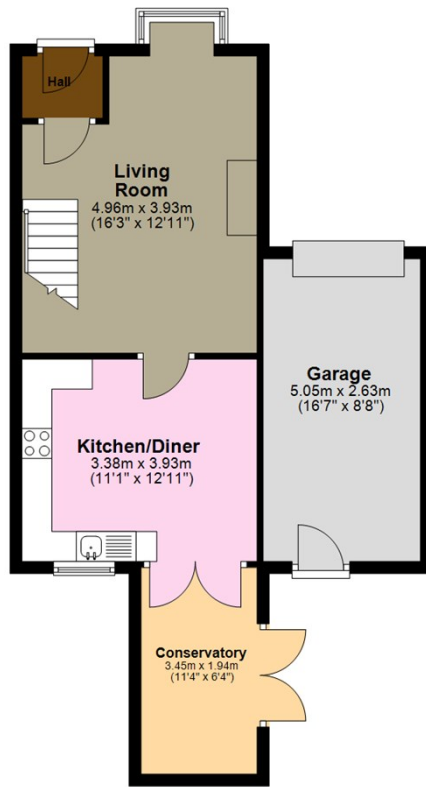
### **Financial Services**

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.



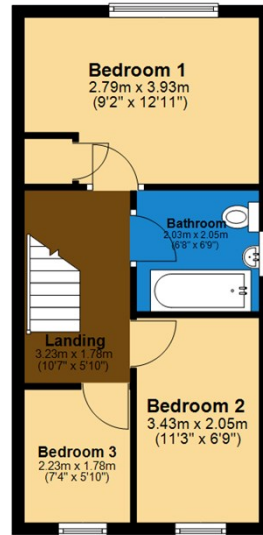
### Ground Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



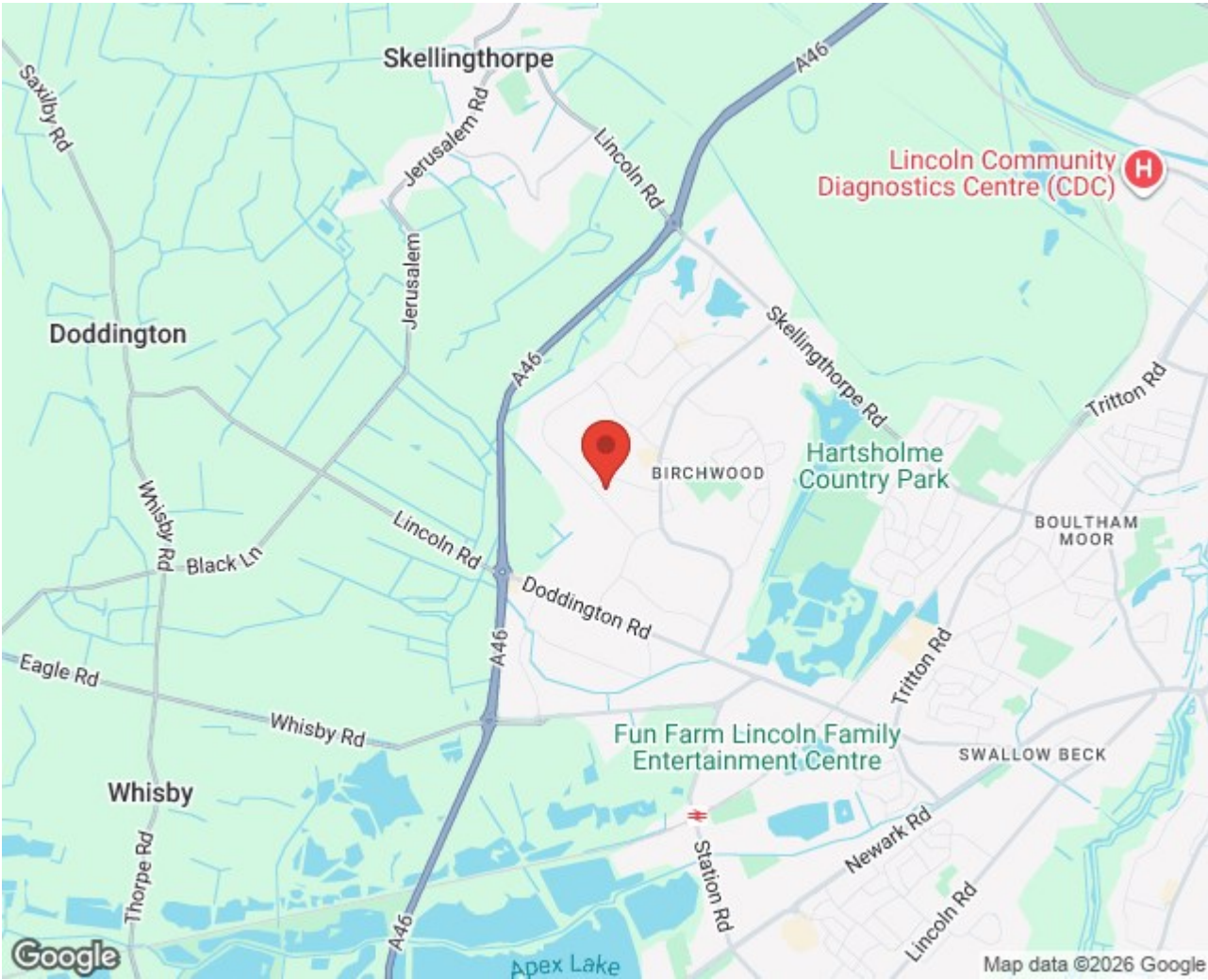
### First Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



Total area: approx. 87.3 sq. metres (939.6 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.  
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	