



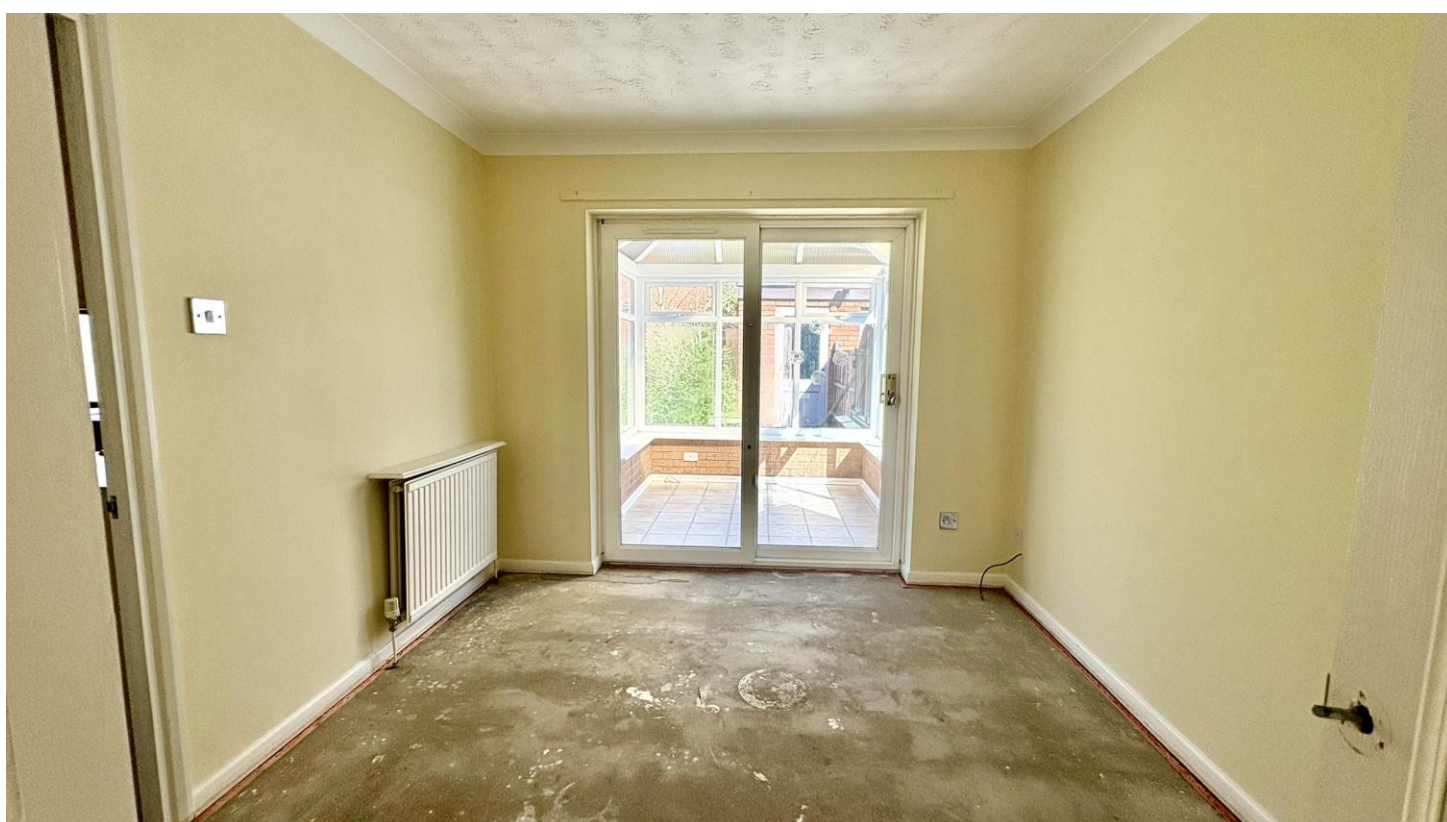
- Detached Bungalow
- In Need Of Modernisation
- Ample Driveway Parking
- Being Sold With No Onward Chain
- Three Bedrooms
- Detached Garage
- Private Rear Garden
- Sought After Location

Sheraton Close, Lincoln, LN6 3PS
£270,000





NO ONWARD CHAIN! Starkey&Brown is delighted to offer for sale this three-bedroom detached bungalow positioned on Sheraton Close within the popular Birchwood area of Lincoln. The property is in need of cosmetic upgrades throughout, however offers a fantastic purchase for buyers looking to put their own stamp and increase value. Accommodation briefly comprises a porch leading to an entrance hall, a spacious living room with access through to a dining room, and a conservatory overlooking the rear garden. A fully equipped kitchen and three bedrooms, two of which are doubles, with the master bedroom benefitting from an en-suite shower room, alongside a family bathroom. Further benefits include gas central heating and double-glazing (minus bedroom three). Externally, the property has a driveway providing ample off-street parking and a lawned area to the front. A larger-than-average detached garage, which is located to the side of the property. To the rear, there is a private, non-overlooked garden, mostly laid to lawn. Sheraton Close is near local amenities including schooling, shops, a doctor's surgery, a regular bus service to Lincoln city centre, and convenient access to the A46 bypass. Council tax band: C. Freehold.



Double uPVC door leading to:

Porch

Tiled flooring and a further uPVC door leading to:

Entrance Hall

Airing cupboard housing boiler, a coved ceiling, laminate flooring, a storage cupboard, a radiator, and loft access. Access to:

Living Room

14' 5" x 11' 9" (4.39m x 3.58m)

Having a uPVC double-glazed window to the front aspect, a coved ceiling, and a radiator. Double doors leading to:

Dining Room

10' 8" x 9' 5" (3.25m x 2.87m)

A coved ceiling, a radiator, and a sliding glass door leading to:

Conservatory

7' 10" x 7' 4" (2.39m x 2.23m)

Brick construction, uPVC double-glazed windows, tiled flooring, and a uPVC door leading to the rear garden.

Kitchen

12' 4" x 10' 8" (3.76m x 3.25m)

A range of wall and base units with countertops, a stainless steel sink with mixer tap, 4-ring gas hob with an overhead extractor fan, an integrated fridge, an integrated double oven, an integrated dishwasher, an integrated washing machine, a uPVC door leading to the rear, a uPVC double-glazed window to the rear, tiled splashback, a radiator and a coved ceiling.

Bedroom 1

12' 5" x 10' 8" (3.78m x 3.25m)

A uPVC double-glazed window to the rear aspect, laminate flooring, a coved ceiling, a radiator, and fitted storage. Access to:

En-Suite

Three-piece suite comprising a low-level WC, a wash hand basin, a walk-in shower cubicle, tiled flooring, a radiator, and a frosted double-glazed window to the side aspect.

Bedroom 2

10' 11" x 10' 3" (3.32m x 3.12m)

A uPVC double-glazed window to the front aspect, a coved ceiling, a radiator, and fitted storage.

Bedroom 3

9' 4" x 6' 9" (2.84m x 2.06m)

A single-glazed window to the front aspect, laminate flooring, a coved ceiling, and a radiator.

Bathroom

Three-piece suite comprising a low-level WC, a wash hand basin, a panelled bath with overhead shower, tiled walls, laminate flooring, a frosted double-glazed window to the side, a radiator, an extractor fan, and a built-in storage cupboard.

Outside Front

Block paved driveway with parking for multiple cars. A lawned area, a variety of mature shrubs and hedges. Access to:

Garage

17' 6" x 13' 7" (5.33m x 4.14m)

Located to the side of the property. Having an up-and-over door, side door access, power, and lighting.

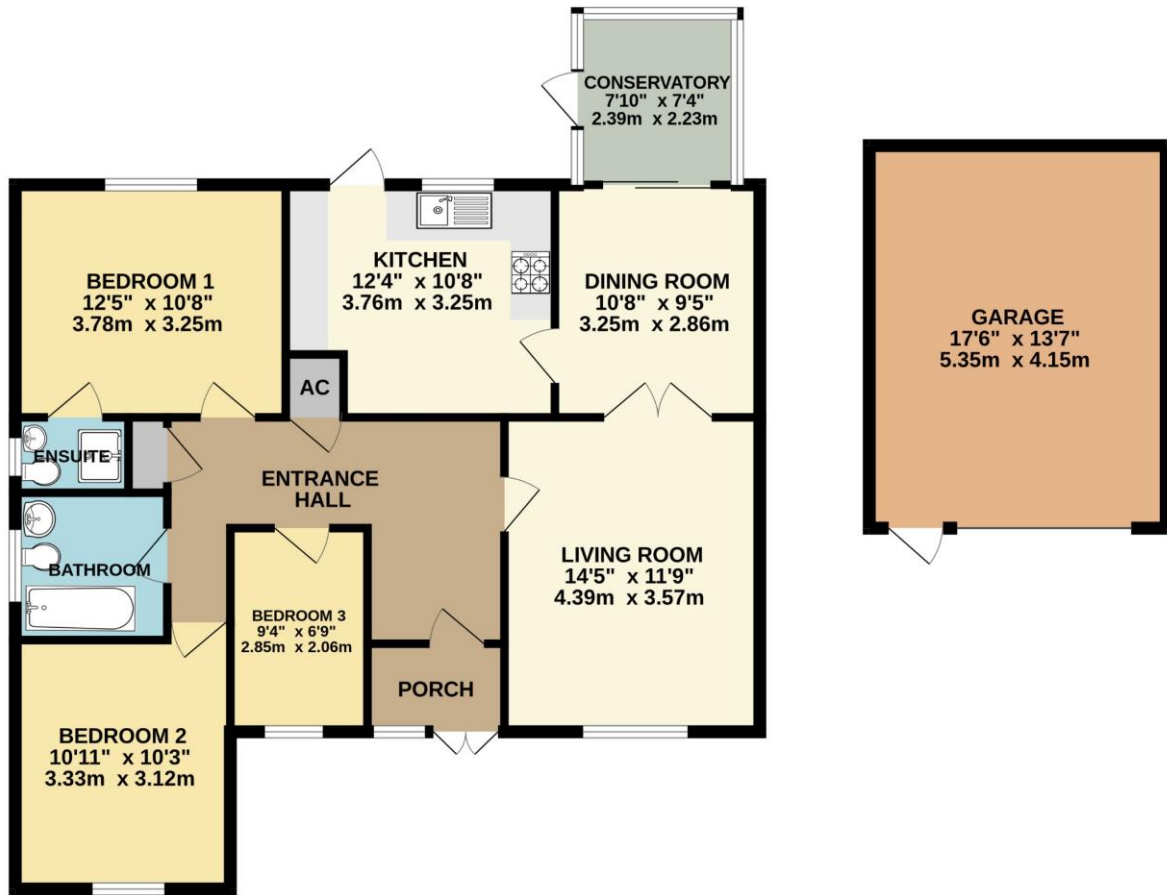
Outside Rear

Being mostly laid to lawn with a decking area. Patio area, fully fenced surround, a variety of mature shrubs and hedges, exterior lighting. Access to both sides of the property.





GROUND FLOOR
1223 sq.ft. (113.7 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.7 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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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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