



Goxhill Close, Lincoln LN6 3PN

welcome to

Goxhill Close, Lincoln

A fantastic opportunity to acquire a spacious three bedroom semi-detached home situated within a well-serviced and sought after residential location. Boasting no onward chain, en suite to the master bedroom, enclosed rear garden and ample off road parking.

Entrance Hall

With laminate flooring and radiator.

Lounge

10' 6" x 14' 6" (3.20m x 4.42m)

With double glazed window to the front, electric fireplace, laminate flooring and radiator.

Dining Room

9' 7" x 8' 6" (2.92m x 2.59m)

With laminate flooring and radiator.

Kitchen

10' 8" x 7' 4" (3.25m x 2.24m)

With double glazed window to the rear, double glazed door to the side, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, electric hob with extractor fan over, stainless steel sink and drainer, built in storage, tiling to the floor and part tiling to the walls.

Conservatory

8' 3" x 14' 7" (2.51m x 4.45m)

With double glazed windows to the side and rear, double glazed double doors opening to the rear garden, laminate flooring and radiator.

First Floor Landing

With double glazed window to the side, loft access point and carpet flooring.

Bedroom One

9' 5" x 11' 10" (2.87m x 3.61m)

With double glazed window to the front, carpet flooring and radiator.

En Suite

With shower, wc, wash hand basin, tiling to the floor, part tiling to the walls and extractor fan.

Bedroom Two

9' 5" x 10' (2.87m x 3.05m)

With double glazed window to the rear, laminate flooring and radiator.

Bedroom Three

9' x 6' 1" (2.74m x 1.85m)

With double glazed window to the front, laminate flooring and radiator.

Bathroom

With obscured double glazed window to the rear, bath with shower fitted over, wc, wash hand basin, radiator and part tiling to the walls.

Detached Garage

16' 9" x 8' 3" (5.11m x 2.51m)

With pedestrian door and window to the side.





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welcome to

Goxhill Close, Lincoln

- NO ONWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- EN SUITE & FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH MATURE TREES AND SHRUBS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in the region of

£210,000



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.focalagent.com

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Property Ref:
LCR123016 - 0003

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