



Roydon Grove, Lincoln, LN6 7QP

welcome to

Roydon Grove, Lincoln

Early viewing is essential for this STAR BUY situated within a well-serviced and popular residential area, boasting modern and spacious accommodation throughout, ample off road parking, enclosed rear garden with outbuildings and a utility room.



Entrance Hall

With double glazed door to the front and double glazed window to the side, stairs rising to first floor, radiator and under stairs cupboard.

Cloakroom WC

With obscured double glazed window to the side, wc, wash hand basin with cupboard under and tiling to the walls and floor.

Utility Room

With double glazed window to the side and double glazed door opening to the rear garden, feature radiator, work surfaces with washing machine (included) under and storage cupboard.

Dining Area

With double doors to lounge, opening to Kitchen space.

Lounge

With double glazed bay window to the front, coving to the ceiling, radiator and inset log burner (not used).

Kitchen

With double glazed window to the side, bifold doors opening to the garden, a modern fitted kitchen in a range of wall and base units with central island and work surfaces, sink and drainer, integral double oven, integral induction hob with feature extractor fan over, freestanding fridge freezer (included), radiator and integral dishwasher.

First Floor Landing

With double glazed window to the side.

Bedroom One

With double glazed window to the front and radiator.

Bedroom Two

With double glazed window to the rear, fitted sliding mirror fronted wardrobe and loft access point.

Bedroom Three

With double glazed window to the front and radiator.

Bathroom

With obscured double glazed window to the rear, bath with wall mounted shower over and fitted screen, cupboard housing wall mounted gas central heating boiler, wc, wash hand basin, tiling to the walls and floor, chrome heated towel rail and extractor fan.

Outside

Property benefits from a generous driveway to the front providing off road parking for numerous vehicles and gated side access to the rear garden. To the rear is a fully enclosed garden with a large patio area ideal for seating and entertaining, an area of hardstanding housing the garden room/storage, an area of lawn, a further gravel area with mature trees, outside light and outside tap.

Garden Room

With window to the front, double doors, power, light and wall mounted electric heater.

Storage Shed

With light and door.

Vendor's Note

Our vendor advises this property benefits from a Hive central heating system and a Ring doorbell, both of which will be included in the sale.



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welcome to

Roydon Grove, Lincoln

- MODERN & EXTENDED FAMILY HOME
- THREE WELL-PROPORTIONED BEDROOMS
- FAMILY BATHROOM & CLOAKROOM WC
- MODERN OPEN PLAN KITCHEN/DINER
- AMPLE DRIVEWAY PARKING

Tenure: Freehold

EPC Rating: C

Council Tax Band: B

£230,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
LCR123156 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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