



- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Upgraded & Modernised Throughout
- First Floor Bathroom & Ground Floor WC
- New Kitchen & New Boiler Fitted 2024
- Enclosed Garden
- Driveway Parking

Dellfield Close, Lincoln, LN6 0EQ
£230,000





Offered for sale with no onward chain is this modern and refurbished three-bedroom semi-detached house situated within the Birchwood area of Lincoln. Accommodation briefly comprises a bay-fronted lounge measuring 16'1" x 11'2" which gives access to a kitchen diner which was upgraded in 2024 with the units coming from DIY Kitchens with a range of fitted appliances, counter worktops, tiled flooring and access to a downstairs WC. There are also patio doors leading onto the rear garden, a tiled floor finish, and a new boiler fitted in 2024. Rising to the first floor are three generous bedrooms, with the master bedroom benefitting from built-in wardrobes measuring 14'0" max x 9'0". There are two further bedrooms, with all bedrooms benefitting from a three-piece refurbished bathroom. To the rear of the property is an enclosed, low-maintenance garden with a garden shed with electric. To the front of the property, there is driveway parking and access to the front door. The property is located near excellent amenities, including schooling at primary and secondary levels, a regular bus service, independent retailers and nationwide supermarkets, Hartsholme Country Park and easy access onto the A46 bypass. For further details and viewing requests, please contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Porch

Having a uPVC front door entrance to the front aspect. Access to:

Lounge

16' 1" plus bay x 11' 2" min (4.90m x 3.40m)

Having a uPVC double-glazed bay window to the front aspect, wood-effect laminate flooring, an understairs storage cupboard with lighting, a radiator and a vertical radiator, coved ceiling and stairs rising to the first floor. Access to:

Kitchen Diner

14' 0" x 11' 2" (4.26m x 3.40m)

Newly renovated in 2024 with the units coming from DIY kitchens. Having a range of eye- and base-level units with counter worktops, integrated appliances such as a Beko oven, dishwasher, and washing machine, tiled flooring, a tiled surround, and an Ideal wall-mounted boiler (fitted 2024). Digital stop cock, a vertical radiator, integrated blinds, patio doors, and a uPVC double-glazed window to the rear aspect. During the kitchen renovations, there was the implementation of a downstairs WC.

Downstairs WC

6' 8" x 2' 7" (2.03m x 0.79m)

Low-level WC, hand wash basin unit, extractor unit, tiled floor, and a wall-mounted consumer unit (fitted 2024).

First Floor Landing

Loft access and a radiator. Loft having a ladder and boarding to the middle of the roof and insulation.

Bedroom 1

14' 0" max x 9' 0" (4.26m x 2.74m)

Having a uPVC double-glazed window to the front aspect, a radiator, a coved ceiling, wardrobes with sliding doors, and an overstairs bulkhead.

Bedroom 2

11' 1" x 7' 1" (3.38m x 2.16m)

Having a uPVC double-glazed window to the rear aspect, a coved ceiling, and a radiator.

Bedroom 3

11' 2" x 6' 8" (3.40m x 2.03m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and a coved ceiling.

Bathroom

6' 11" x 6' 10" (2.11m x 2.08m)

Refurbished within the past few years. Bath tub with mains shower over, vanity hand wash basin unit, a low-level WC, tiled flooring and a uPVC double-glazed obscured window to the side aspect and a chrome heated towel rail.

Outside Rear

Enclosed garden with fenced perimeters, two patio seating areas, external water source, timber built garden shed with electric and a further timber shed, lawn and gated access to the front of the property.

Outside Front

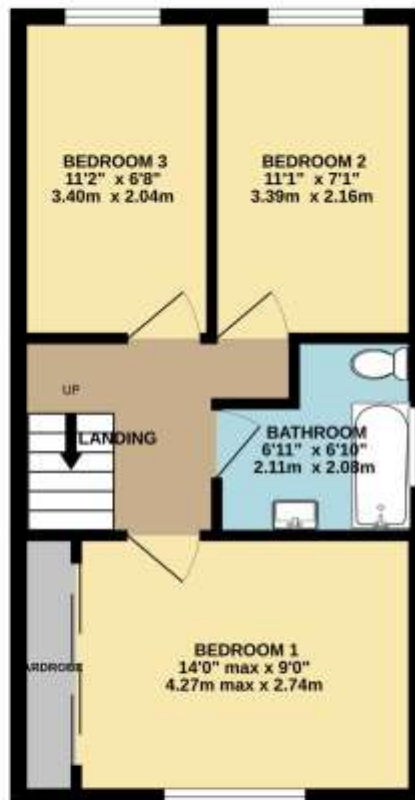
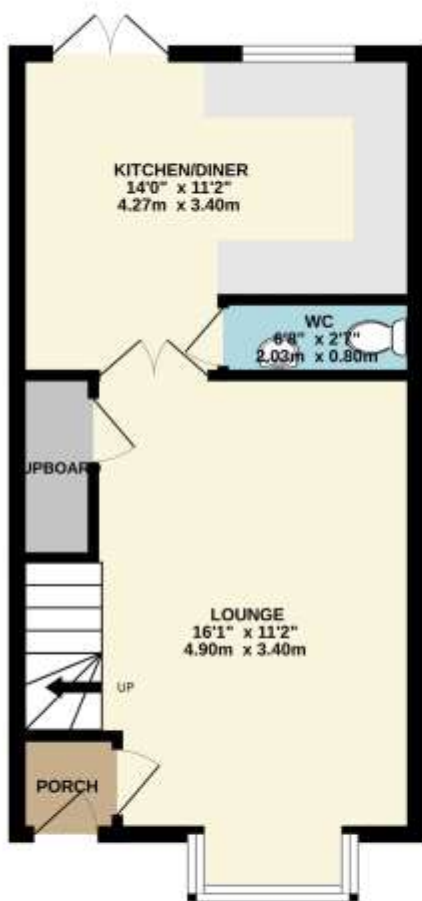
Driveway parking and access to the front door entrance.





GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

FIRST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. 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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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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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