





- Spacious Three Bedroom Link-Detached House
- Lounge & Separate Dining Room
- 13'8" Kitchen
- Overlooking Green Space To The Front Aspect
- Cul-De-Sac Location
- Off Street Parking & Single Garage
- Front & Rear Gardens
- Chain Free

Holdenby Road, Glebe Park, LN2 4TH
Guide Price £250,000 - £260,000

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Situated in a sought-after location and within easy access to Lincoln's bypass. Starkey&Brown are delighted to offer for sale this spacious three-bedroom linked-detached house. Accommodation comprises an 18'0" lounge, a separate dining room, a 13'8" modern fitted kitchen, and a downstairs WC. Whilst upstairs has three good-sized bedrooms and a family bathroom. Additional benefits include extensive uPVC double-glazing and a gas-fired central heating system, a single garage, and front and rear gardens. The property also benefits from overlooking green space to the front aspect. Council tax band: C. Freehold.

Front door into:
Hallway
Having stairs rising to the first floor and a door to the downstairs WC.

Downstairs WC
5' 9" x 2' 7" (1.75m x 0.79m)
Two-piece suite comprising a wash hand basin, a low-level flush WC, and a uPVC window.

Lounge
18' 0" x 11' 0" (5.48m x 3.35m)
Having a uPVC window to the front aspect, a radiator, laminate hardwood flooring, and uPVC French doors leading to the rear garden.

Dining Room
10' 1" x 9' 1" (3.07m x 2.77m)
Having a uPVC window to the front aspect, a double radiator, and hardwood laminate flooring.

Kitchen
13' 8" x 8' 6" (4.16m x 2.59m)
Having a range of fitted high-gloss wall and base units with rolled-edge worktop surfaces, incorporating cupboards and drawers, built-in appliances include a gas hob, an electric oven with an extractor hood over, a built-in fridge-freezer, one and a one-and-a-half stainless steel sink with single drainer unit, plumbing for a washing machine, a uPVC window overlooking the rear garden, uPVC door to the rear garden and an understairs storage cupboard.

First Floor Landing
Having an airing cupboard housing the combination central heating boiler.

Bedroom 1
11' 8" plus bay x 12' 0" (3.55m x 3.65m)
Having a range of fitted wardrobes and bedside cabinets, a radiator, and a uPVC window to the front aspect.

Bedroom 2
12' 8" max including bulkhead x 8' 8" (3.86m x 2.64m)
Having a single radiator and a uPVC window to the front aspect.

Bedroom 3
9' 1" x 8' 2" (2.77m x 2.49m)
Having a uPVC window to the rear aspect, a single radiator, and a built-in cupboard.

Bathroom
9' 3" x 6' 1" (2.82m x 1.85m)
Having a 'P'-shaped bath with mixer taps and shower attachment and a curved shower shield, complimentary tiling to walls, low-level flush WC, a wash hand basin, a double radiator, and a uPVC double-glazed frosted window.

Outside
Rear garden predominantly west-facing, mainly laid to lawn with a variety of plants and trees, door to a single garage.

Single Garage
Having an up-and-over door, personnel door leading to the rear garden.













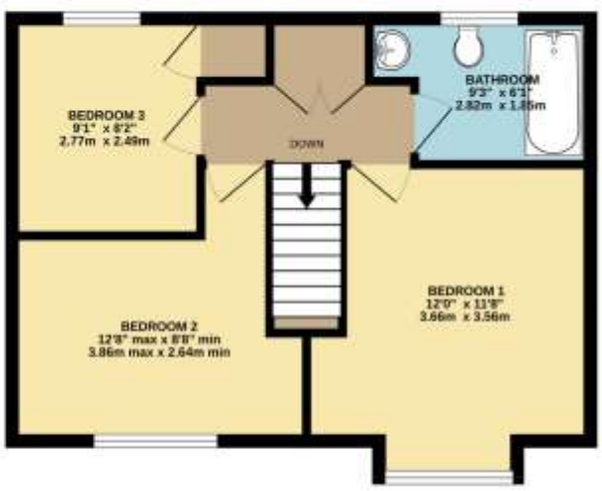




GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.





TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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