



Gayton Close, Lincoln, LN2 2HF



welcome to
Gayton Close, Lincoln

Beautifully presented three bedroom home in a popular area of Lincoln, offering modern yet characterful living, a generous lounge/diner, stylish bathroom, well maintained and attractive gardens, internal speaker system and convenient access to local amenities.



Entrance Hall

With double glazed front door, under stairs cupboard, double glazed window to the front and radiator.

Cloakroom Wc

With wc, fitted vanity with wash hand basin inset, tiling and extractor fan.

Lounge / Diner

With double glazed bow window to the front, double glazed sliding door to the rear, gas fireplace with hearth, surround and mantle, coving to the ceiling and two radiators.

Kitchen

With double glazed window to the rear, a modern fitted kitchen in a range of wall and base units with wooden work surfaces, space for cooker, stainless steel sink and drainer, inset ceiling lights, radiator and tiling to the walls and floor.

Utility Room

With double glazed door and window to the rear, wall and base units with work surfaces, space for washing machine and dryer, door to storage space and tiling to the walls and floor.

First Floor Landing

With double glazed window to the front, coving to the ceiling, built in cupboard, loft access point and stairs rising from entrance hall.

Bedroom One

With double glazed window to the front, a range of sliding mirror front wardrobes and radiator.

Bedroom Two

With double glazed window to the rear and radiator.

Bedroom Three

With double glazed window to the front and radiator.

Bathroom

With two double glazed windows to the rear, freestanding feature bath, shower cubicle, wc, wash hand basin, heated towel rail, extractor fan and tiling to the walls and floor.

Outside

Property benefits from a low wall enclosed garden to the front with pathway leading to the front door and ornamental trees and shrubs planted alongside. The generous rear is fully enclosed and mainly laid to lawn with a patio area ideal for seating and outdoor dining, a small pond and a range of trees and shrubs.

Vendor's Note

Our vendor advises this property additionally benefits from an internal speaker system.



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welcome to

Gayton Close, Lincoln

- BEAUTIFULLY PRESENTED FAMILY HOME
- ENCLOSED & WELL MAINTAINED GARDENS
- MODERN FITTED KITCHEN & UTILITY ROOM
- SPACIOUS LOUNGE / DINER
- FAMILY BATHROOM & CLOAKROOM WC

Tenure: Freehold
EPC Rating: C
Council Tax Band: A

offers over
£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR123863 - 0002

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