



Kenner Close, Lincoln



Offers in excess of £175,000

- Three Bedrooms
- Terrace House
- Private Driveway
- NO ONWARD CHAIN
- Family Bathroom & Downstairs WC
- Popular Location
- Freehold
- EPC Rating D



THREE BEDROOM Terraced House located to the South of the City of Lincoln. Perfectly positioned within walking distance of the local supermarket, schools and doctors. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN. The accommodation comprises Entrance Hall, Lounge, Kitchen Diner, WC & Conservatory to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Outside the property to the front there is a block paved driveway with room for two cars. To the rear there is an enclosed lawned garden with Patio and brick out house.

Entrance Hall

8'8" x 6'0" (2.6m x 1.8m)

With a window to the front aspect, entrance door and stairs leading to the first floor.

Lounge

20'11" x 11'0" (6.4m x 3.4m)

With a window to the front aspect and patio doors to the conservatory.

Conservatory

8'0" x 9'8" (2.4m x 2.9m)

With patio doors leading to rear garden.



Kitchen

10'9" x 13'0" (3.3m x 4m)

With a window to the rear aspect, door leading to the rear garden, a range of wall and base units with worktops over, sink with drainer unit, integrated oven and hob.

WC

With a low level wc and wash hand basin.

Landing

With access to storage cupboard and stairs to the ground floor.

Bedroom One

10'0" x 12'0" (3m x 3.7m)

With a window to the front aspect and radiator.

Bedroom Two

11'3" x 9'10" (3.4m x 3m)

With a window to the rear aspect and radiator.

Bedroom Three

10'11" x 9'10" (3.3m x 3m)

With a window to the front aspect and radiator.

Shower Room

5'0" x 9'5" (1.5m x 2.9m)

With a window to the rear aspect, low level wc and wash hand basin.

Outside

To the front of the property is a driveway providing parking for multiple cars. To the rear is an enclosed lawned garden.

Agents Note

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Floorplan



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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