



Orchid Road, Lincoln



£260,000

- Detached House with No Chain
- Three Bedrooms
- Bathroom & Ensuite
- Lounge & Dining Room
- Family Room & Conservatory
- Downstairs Cloak Room
- Freehold
- EPC rating C



THREE BEDROOM DETACHED HOUSE situated in a cul de sac position within the residential area of Brant Road to the South of Lincoln city. **NO ONWARD CHAIN.** The accommodation comprises Entrance Hall, Family Room, Lounge, Dining Room, Kitchen, Conservatory, Downstairs Cloak Room, Landing, Family Bathroom and Three Bedrooms with the Master benefitting from Ensuite facilities. Outside there is Driveway, Front and Rear Gardens. The property is Gas Centrally Heated and uPVC Double Glazed.

Entrance Hall

Door to front aspect, laminate flooring, radiator, stairs to first floor with understairs storage.

Cloak Room

Fitted with a low level wc, wash hand basin within vanity unit.

Kitchen

3.1m x 1.9m (10.1ft x 6.2ft)

Window to front aspect. Fitted with a range of wall and base units with work surface over, drainer sink unit, four gas burner hob with integrated oven and extractor hood over. Space and plumbing for washing machine. Wall mounted gas boiler housed in wall unit. Part tiled walls, laminate flooring and radiator.



Family Room

4.2m x 2.3m (13.8ft x 7.4ft)

Window to front aspect and radiator with walk in storage cupboard with lighting.

Lounge

3.6m x 3.4m (11.7ft x 11.2ft)

Window to rear aspect, radiator and coving to ceiling.

Dining Room

2.9m x 2.8m (9.4ft x 9.2ft)

Patio doors into the Conservatory. Radiator.

Conservatory

2.8m x 2.7m (9.3ft x 8.7ft)

Brick based and uPVC construction, French doors to rear garden, laminate flooring and radiator.

Landing

Loft access and radiator.

Bedroom One

4.6m x 3m (15.1ft x 9.7ft)

Window to rear aspect and radiator.

Ensuite

1.9m x 1.8m (6.1ft x 6ft)

Window to rear aspect. Fitted with a low level wc, wash hand basin and shower cubicle with wall mounted shower appliance. Part tiled walls, extractor fan and chrome heated towel rail.

Bedroom Two

3.7m x 2.5m (12.1ft x 8.1ft)

Window to front aspect and radiator.



Bedroom Three

2.9m x 2.6m (9.6ft x 8.6ft)

Window to front aspect and radiator.

Bathroom

2m x 1.7m (6.7ft x 5.5ft)

Window to side aspect. Fitted with a low level wc, wash hand basin and p shaped bath with wall mounted shower appliance and glazed shower screen. Part tiled walls, tiled flooring, radiator, and extractor fan.

Outside

To the front of the property is a lawned garden and a tree. There is a driveway and gated side access either side of the property. To the rear is a lawned garden with paved patio area and wooden outbuilding.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

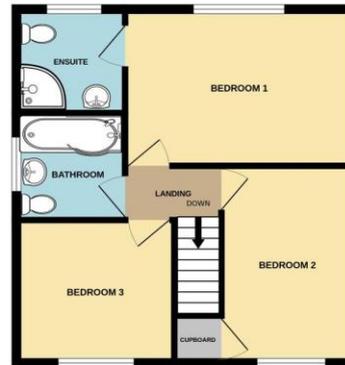


Floorplan

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



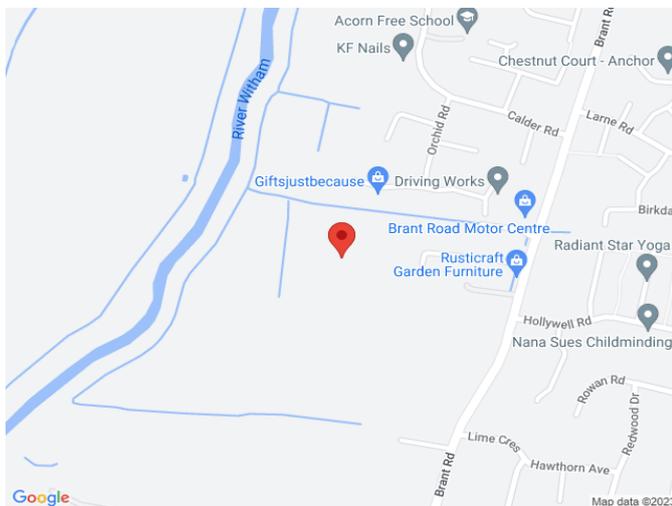
1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



ORCHID ROAD, LINCOLN LN5 9XD

TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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.
Made with MemoPro ©2023



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk