



- Extended Four Bedroom Detached House
- Open-Plan Kitchen/Dining
- Driveway & Garage
- Popular Residential Area
- Spacious Family Home
- WC, En-Suite & Family Bathroom
- Private Enclosed Rear Garden
- Call Today To View!

Kingsdown Road, Lincoln, LN6 0FB
£275,000





Starkey&Brown are delighted to offer for sale this extended four-bedroom family home positioned on Kingsdown Road within the popular Birchwood area of Lincoln. The property has been thoughtfully upgraded by the current owners and offers spacious and versatile living throughout, with a standout ground-floor extension creating a fantastic open-plan living area suited for modern family living. Accommodation briefly comprises a welcoming entrance hall, leading into a bay-fronted living room positioned to the front of the property, creating a comfortable reception space. The standout feature of the home is the stunning extended kitchen diner, which has been beautifully renovated and transformed into a practical and sociable family space, offering ample space for dining and entertaining whilst enjoying the attractive views of the rear garden. Leading from the kitchen, there is a useful utility room and a ground-floor WC providing practicality. Rising to the first floor, there are four well-portioned bedrooms, with the master bedroom benefitting from fitted wardrobes and an en-suite shower room. One of the additional bedrooms has the unique feature of a Juliette balcony overlooking the rear garden and a three-piece family bathroom suite completing the first floor. To the front of the property, there is a driveway providing off-street parking, and the former carport has been enclosed to create a garage with an electric roller door, which offers excellent storage or additional parking. To the rear of the property, there is a private enclosed garden which has been thoughtfully landscaped by the current owners, predominantly laid to lawn, and a patio seating area and mature trees creating a private setting. Further benefits of the property included gas central heating and uPVC double-glazing throughout. Kingsdown Road is near local amenities, including Birchwood shopping complex, a doctor's surgery, schooling, the A46 bypass, and transport links into Lincoln city centre. Council tax band: C. Freehold.



uPVC door leading into:

Entrance Hall

Storage cupboard and staircase to the first floor. Access to:

Kitchen Diner

20' 8" x 14' 3" (6.29m x 4.34m)

Kitchen Area

Recently renovated. Range of matching base and wall units with countertops, 4-ring induction hob with an overhead extractor, tiled splashback, a stainless steel sink with mixer tap, a uPVC double-glazed window to the rear and a uPVC double-glazed window to the side, laminate flooring, an integrated dishwasher, integrated oven and integrated dual microwave, space for an American fridge freezer, two-seater breakfast and a radiator.

Dining Area

Extended by the current owners. A uPVC double-glazed window to the rear, two Velux windows, patio doors leading to the rear, laminate flooring, a radiator, and ceiling-hung light. Access to:

Utility

7' 7" x 3' 9" (2.31m x 1.14m)

Space for utility appliances, tiled flooring, fitted base unit with countertop, access to the garage, and access into:

WC

Low-level WC, wash hand basin, tiled flooring, a radiator, fuseboard, and an extractor fan.

Living Room

15' 4" x 10' 0" (4.67m x 3.05m)

Having a uPVC bay-fronted window to the front aspect, carpeted, and a radiator.

First Floor Landing

Storage cupboard. Access to the bedrooms and the family bathroom.

Bedroom 1

12' 8" x 8' 11" (3.86m x 2.72m)

Two uPVC double-glazed windows to the front aspect, carpeted, and a built-in wardrobe. Access to:

En-Suite

Three-piece suite comprising low-level WC, wash hand basin, walk-in shower cubicle, a frosted double-glazed window to the side, partially tiled walls, vinyl flooring, a vertical radiator and an extractor fan.

Bedroom 2

11' 7" x 10' 4" (3.53m x 3.15m)

Having a uPVC double-glazed window to the rear and side aspect, laminate flooring, and a radiator.

Bedroom 3

12' 3" x 8' 9" (3.73m x 2.66m)

Juliette balcony overlooking the rear garden, carpeted and a radiator. Ladder access to a partially boarded loft space.

Bedroom 4

8' 9" x 7' 8" (2.66m x 2.34m)

Having a uPVC double-glazed window to the front aspect, a radiator, and laminate flooring.

Bathroom

Three-piece suite comprising a low-level WC, wash hand basin, panelled bath, a frosted double-glazed window to the rear and an extractor fan.

Outside Front

A variety of shrubs and hedges, front door access to the side, and driveway parking.

Outside Rear

Enclosed garden with a fenced perimeter, a lawned area, patio seating area, a timber-built shed, gate to the side of the property, exterior lighting, and an outside tap.

Agents Note

We are advised by the vendors that there is an annual maintenance charge of approximately £300.





GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.1 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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 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.

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