



- Spacious Family Home
- Pleasant Cul-De-Sac Position
- Walking Distance To City Centre
- Three Good Size Bedrooms

- 16'4" Lounge & 11'3" Kitchen Diner
- Driveway & Garage
- Enclosed Rear Garden
- NO CHAIN!

Peppercorn Close, Lincoln, LN6 7EH
£190,000





Starkey&Brown are pleased to offer for sale this spacious family home, located on an established cul-de-sac, within walking distance of Lincoln city centre. Accommodation briefly comprises an entrance lobby, 16'4 lounge with stairs rising to the first floor, modern kitchen diner with stable style door leading onto the garden, first floor landing, three very well proportioned bedrooms, and a first floor bathroom. The property also benefits from a driveway, an integral garage, and an enclosed rear garden which backs onto the River Witham and offers an excellent degree of privacy. NO CHAIN!! Council tax band: B. Freehold.

Entrance Lobby

Having a front entrance door, parquet wood block flooring, a radiator, and a door leading into:

Lounge

16' 4" max x 11' 3" max (4.97m x 3.43m)

Having parquet wood block flooring, a radiator, and stairs rising to the first floor.

Kitchen Diner

11' 3" x 10' 6" (3.43m x 3.20m)

Having a range of matching wall and base units, a single drainer stainless steel sink unit with mixer over and tiled splashbacks, built-in oven, hob and cooker, space for a range of additional appliances, wood effect vinyl flooring, a radiator, an extractor, a wall-mounted central heating boiler (installed in 2016 and serviced annually), stable style door leading to rear garden.

First Floor Landing

Having an airing cupboard housing a hot water cylinder, a radiator, and access to the loft.

Bedroom 1

11' 4" x 11' 2" (3.45m x 3.40m)

Having laminate wood-effect flooring and a radiator.

Bedroom 2

13' 8" max x 11' 6" (4.16m x 3.50m)

Having a radiator.

Bedroom 3

8' 10" x 8' 9" to front of wardrobes (2.69m x 2.66m)

Having a built-in wardrobe and a radiator.

Bathroom

Having a 3-piece suite comprising panelled bath with an electric shower appliance over, a pedestal wash hand basin, a low-level WC, vinyl flooring, a radiator, an extractor, and part tiled walls.

Outside Front

To the front of the property is a lawned garden area, a storm porch leading to the front entrance door, and a gravelled driveway leading to the garage.

Garage

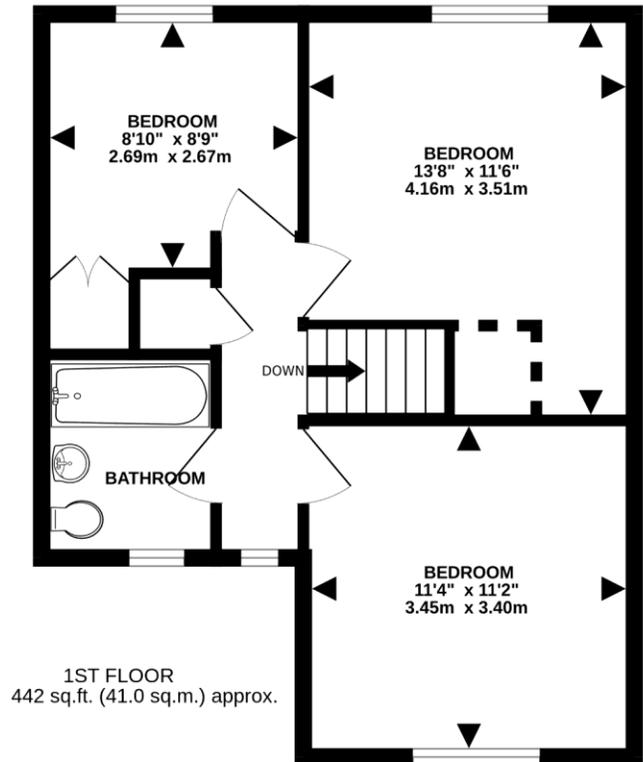
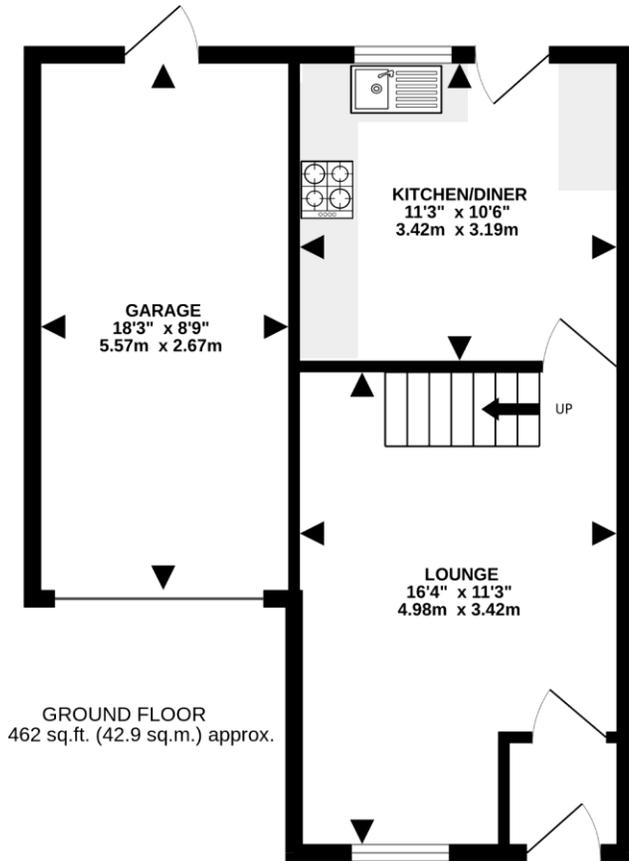
18' 3" x 8' 9" (5.56m x 2.66m)

Having an up-and-over door, power, and light. Door leading to the rear garden.

Outside Rear

To the rear of the property is a fully enclosed garden which backs onto the River Witham and offers an excellent degree of privacy. Comprising a lawn with a paved patio area, outside lighting, and a personal door to the garage.





TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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