



Iris Crescent, Lincoln



**£280,000**

- Three Storey Semi Detached House
- Three Bedrooms
- Bathroom & En-Suite
- Open Plan Living Kitchen
- Well Presented Throughout
- Driveway & Garage
- Tenure: Freehold
- EPC Rating C



Well presented three bedroom semi-detached home arranged over three storeys, offering spacious and modern accommodation in a popular residential location. The accommodation comprises an open-plan living, dining and kitchen area, together with a separate utility room and downstairs WC to the ground floor. The two double bedrooms and single bedroom are arranged over the first and second floors, including a master bedroom with en-suite, with a further lounge/family room to the first floor and family bathroom. Externally, the property benefits from driveway parking and a detached garage. The property is within walking distance of Lincoln city centre, University of Lincoln and West Common, and is conveniently located close to local amenities, schools and transport links.

### Entrance Hall

With entrance door to the front aspect and access to the WC

### Living Kitchen Diner 22'1" x 12'9" (6.7m x 3.9m)

With french doors leading to the rear garden, a range of wall and base units with worktops, integrated oven and hob with extractor over, sink with drainer unit, understairs cupboard and a radiator.



### Utility Room 6'0" x 5'9" (1.8m x 1.8m)

With a window to the front aspect, base units with worktops, sink with drainer unit, space for washing machine and tumble dryer.

### WC

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

### First Floor Landing

With stairs to the ground and second floor.

### Lounge/Family Room 12'9" x 11'6" (3.9m x 3.5m)

With windows to the front aspect and radiator.

### Bedroom One 12'9" x 9'3" (3.9m x 2.8m)

With a window to the rear aspect, access to the en-suite and a radiator.

### En-Suite

With an enclosed shower, low level wc, wash hand basin and radiator.

### Second Floor Landing

With access to the first floor.

### Bedroom Two 13'4" x 12'9" (4.1m x 3.9m)

With a window to the front aspect and radiator.

### Bedroom Three 10'1" x 6'1" (3.1m x 1.9m)

With a window to the rear aspect and radiator.

### Bathroom

With a window to the rear aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

### Garage 17'6" x 9'0" (5.3m x 2.7m)

With an up and over door, power and lighting.

### Outside

To the front of the property is a driveway leading to the single garage and access to the entrance door. To the rear of the property is an enclosed lawned garden with patio.

### Agents Note

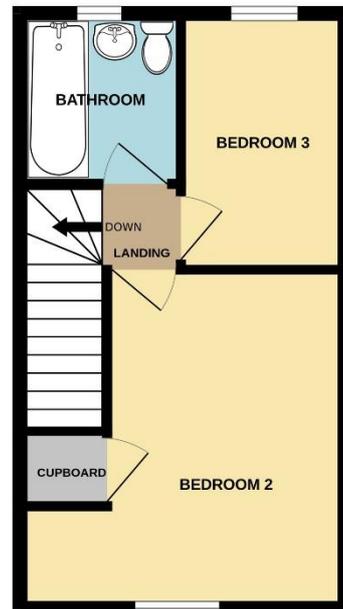
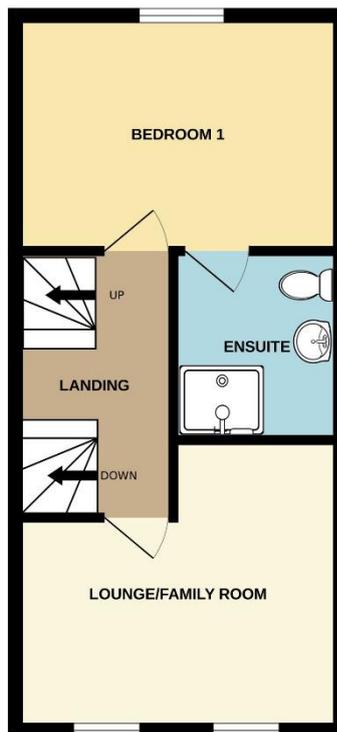
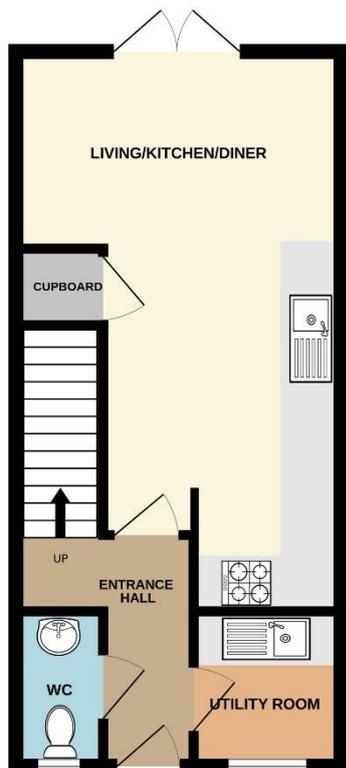
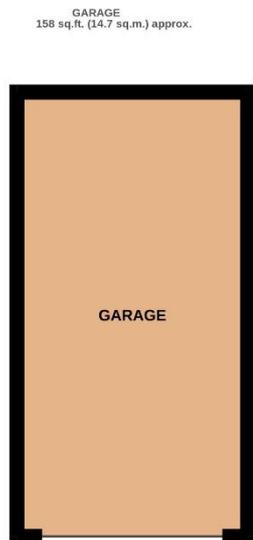
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GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.

2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.

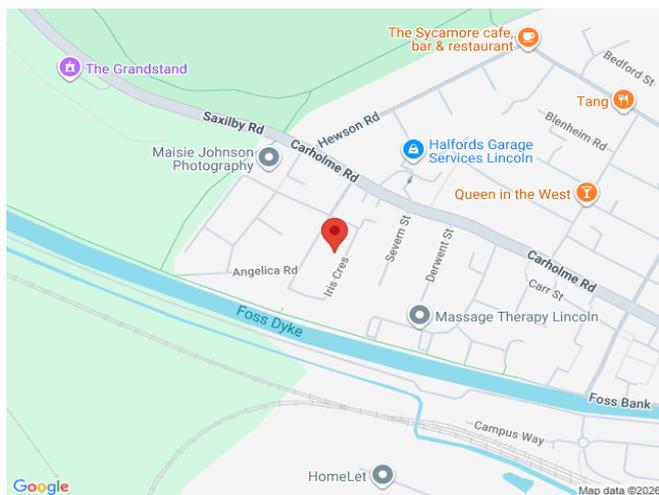


**IRIS CRESCENT, LINCOLN, LN1 1AZ**

**TOTAL FLOOR AREA : 1172 sq.ft. (108.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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