



Dunkirk Road, Lincoln



**£250,000**

- Detached House
- Garage & Driveway
- Three Bedrooms
- Open Plan Living
- Two Ensuites and Downstairs WC
- Popular Location
- Freehold
- EPC rating C



Stylish Three Bedroom Detached House located in the highly sought-after uphill area of Lincoln, just off Burton Road. The property benefits from gas central heating, uPVC double glazing throughout and a detached single garage. Perfectly positioned within walking distance of Burton Roads excellent range of independent shops, cafes, restaurants, supermarkets, local schools, GP surgeries and regular bus services. The property is also conveniently located close to Lincoln's historic Cathedral Quarter, Bailgate and the city centre, offering an extensive selection of shopping, leisure and cultural amenities.

The accommodation comprises Entrance Hall, WC/Utility Bedroom Three and Open Plan Kitchen Living Area to the ground floor. To the first floor there are a further Two Bedrooms, both with Ensuites and built in wardrobes. Externally to the front of the property there is an a driveway and single garage. To the rear of the property there is an enclosed landscaped garden with patio area.



### Entrance Hall

With entrance door and stairs to the first floor.

### WC

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

### Lounge 15'0" x 11'7" (4.6m x 3.5m)

With a window to the front aspect, opening to the kitchen and radiator.

### Kitchen 20'5" x 6'10" (6.2m x 2.1m)

With a window to the front aspect, skylight window and patio doors leading to the rear garden. Fitted with a range of wall and base units with worktops over, oven and hob with extractor hood, sink with drainer unit.

### Dining Room 13'6" x 8'5" (4.1m x 2.6m)

With a window to the front and side aspects, access to storage cupboard and radiator.

### Landing

With stairs to the ground floor.

### Bedroom One 13'7" x 9'0" (4.1m x 2.7m)

With windows to the front and side aspects, storage cupboard, en-suite and radiator.

### En-Suite

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

### Bedroom Two 11'9" x 9'6" (3.6m x 2.9m)

With a window to the front aspect, storage cupboard, en-suite and radiator.

### En-Suite

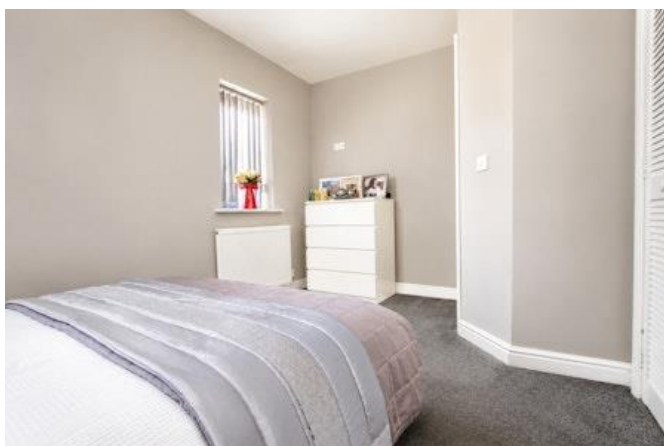
With a panelled bath with shower over, low level wc, wash hand basin and radiator.

## Outside

To the front of the property is a driveway providing off-street parking and single garage with up and over door. To the rear of the property is an enclosed low maintenance garden with small lawned area and patio.

## Agents Note

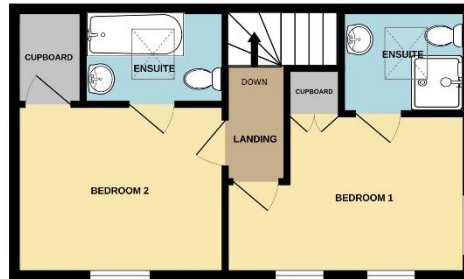
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**GROUND FLOOR**  
544 sq.ft. (50.5 sq.m.) approx.



**1ST FLOOR**  
371 sq.ft. (34.5 sq.m.) approx.



DUNKIRK ROAD, LINCOLN, LN1 3US

TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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