



Church Lane, Lincoln



4



2



2

£450,000



Key Features

- Extended Detached Bungalow
- Four Bedrooms
- No Onward Chain
- Lounge & Dining Room
- En Suite @ Shower Room
- Utility
- Private Uphill Location
- EPC rating D





Offered for sale with no chain and enjoying a private position this extended detached bungalow in the sought after Uphill area offers four bedroom accommodation with gardens to all sides, driveway and detached garage. The property consists of, entrance hall, lounge, dining room, kitchen, master bedroom suite comprising dressing room, vaulted ceiling master bedroom and en suite wetroom, three further bedrooms, shower room and utility. The property benefits from upvc double glazing, gas central heating. The gardens are mainly laid to lawn with a block paved driveway giving off street parking leading to a detached brick built garage/workshop.

Entrance Hall

With a window to the side aspect, entrance door and access to storage cupboard.

Lounge 13'4" x 15'8" (4.1m x 4.8m)

With windows to the front and side aspects, radiator and inset gas fire.

Dining Room 18'4" x 10'4" (5.6m x 3.1m)

With windows to the front, side and rear aspects, fitted with base units, oven and hob, sink with drainer and a radiator.

Kitchen 10'7" x 10'1" (3.2m x 3.1m)

With a window to the side aspect, fitted with a range of wall and base units, sink with drainer unit space for a dishwashercooker point with extractor and radiator.

Utility Room 7'1" x 11'7" (2.2m x 3.5m)

With a door leading to the front of the property, built in storage and plumbing for washing machine.

Shower Room 8'10" x 5'9" (2.7m x 1.8m)

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



Bedroom One 11'8" x 14'3" (3.6m x 4.3m)

With windows to the rear and side aspects, door leading to the rear garden, dressing room, en-suite and radiator.

Dressing Room 10'10" x 8'0" (3.3m x 2.4m)

With a window to the side aspect, fitted wardrobe and access to the hallway..

En-Suite 11'4" x 5'6" (3.5m x 1.7m)

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

Bedroom Two 12'4" x 11'0" (3.8m x 3.4m)

With a window to the side aspect and radiator.

Bedroom Three 10'0" x 7'10" (3m x 2.4m)

With a window to the side aspect and radiator.

Bedroom Four 8'9" x 8'0" (2.7m x 2.4m)

With a window to the side aspect and radiator.

Garage 18'6" x 9'1" (5.6m x 2.8m)

With a window and door to the side aspect and twin opening doors.

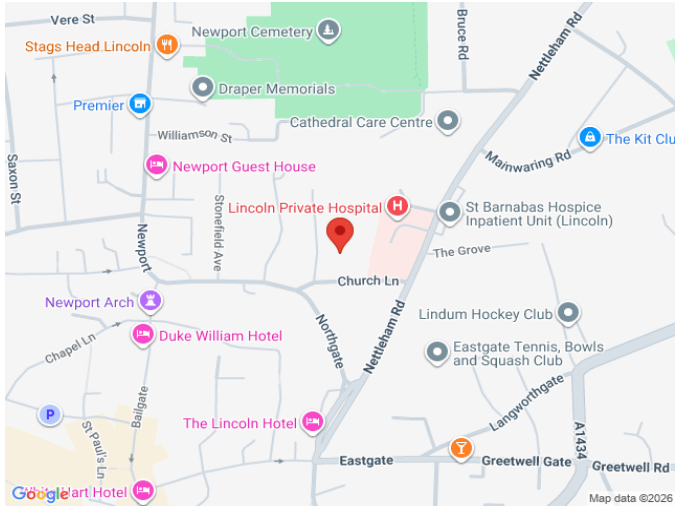
Outside

The property is enclosed by mature hedging with a block paved driveway giving off street parking for several vehicles. The property benefits from gardens to all sides mainly laid to lawn.

Agents Note

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GROUND FLOOR
1321 sq.ft. (122.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

CHURCH LANE, LINCOLN LN2 1QR

TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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