



Anchor Close , Lincoln



3



2



1

£215,000

- Modern Three Storey Semi Detached House
- Three Bedrooms
- No Onward Chain
- Neutral Décor Throughout
- Low Maintenance Garden
- Off Street Parking
- Freehold
- EPC Rating C



A well presented and spacious Semi Detached house arranged over three floors, offering versatile accommodation and situated within a popular city centre location. The property benefits from neutral decor throughout, enclosed rear garden and is offered for sale with no onward chain. The accommodation begins with an entrance hall leading through to a modern fitted kitchen and WC. Also located on the ground floor is a spacious lounge/dining room with French doors opening directly onto the rear garden. To the first floor are two bedrooms along with the family bathroom, fitted with a three piece suite comprising bath, wash hand basin and WC. The second floor provides a generous master bedroom with useful additional space and the benefit of a private en-suite shower room. Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn with a paved patio area, providing a low maintenance outdoor space, to the front of the property is off street parking.

Entrance Hall

With a uPVC part double glazed entrance door to the front aspect of the property and stairs rising to the first floor.

Lounge

14'1" x 12'0" (4.3m x 3.7m)

With uPVC double glazed patio doors leading to the garden and radiator.



Kitchen

11'2" x 7'0" (3.4m x 2.1m)

With a uPVC double glazed window to the front aspect. Fitted with a range of base and wall units, sink with drainer, integrated electric oven and gas hob with extractor hood.

Downstairs WC

Fitted with a low level WC and wash hand basin.

Bedroom One

14'1" x 8'0" (4.3m x 2.4m)

With windows to the rear aspect and radiator.

Bedroom Two

9'0" x 7'0" (2.7m x 2.1m)

With a window to front aspect and radiator.

Bathroom

Fitted with a panelled bath, low level WC and wash hand basin.

Bedroom Three

14'1" x 12'6" (4.3m x 3.8m)

With window to the front aspect, radiator and two storage cupboards.

En-suite

With a velux window and radiator. Fitted with a low level WC, wash hand basin and shower.

Outside

The property fronts onto the street. To the rear of the property is an enclosed garden.

Agents Note

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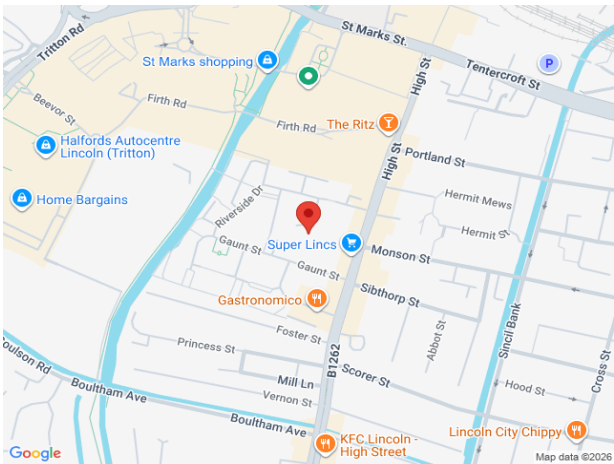


Floorplan



ANCHOR CLOSE, LINCOLN LN5 7PE

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		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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