



Larkspur Road, Lincoln



4



2



3

£325,000



Key Features

- Detached Bungalow
- Four Bedrooms
- Three Reception Rooms
- Double Garage & Driveway
- 18 Solar Panels & 4 Batteries
- En-suite and Bathroom
- EPC Rating C
- Tenure: Freehold





FOUR BEDROOM Detached Bungalow located in the sought after area of Glebe Park. Boasting a large corner plot with double garage and driveway with room for up to four cars. Ideally positioned within walking distance of the local shops, doctors, schools and supermarkets. The property further benefits from eighteen owned solar panels and four battery storage units.

The accommodation comprises Entrance Hall, Kitchen, Lounge, Dining Room, Conservatory, Four Bedrooms with En-suite to master and family bathroom. Externally to the front of the property there is a block paved driveway leading to the integral double garage and lawned garden. To the rear of the property there is an enclosed lawned garden with patio area and vegetable plots.

Entrance Hall

With the entrance door to the front aspect.

Lounge 13'10" x 14'10" (4.2m x 4.5m)

With a window to the front aspect, french doors leading to the dining room and radiator.

Dining Room 10'10" x 10'10" (3.3m x 3.3m)

With french doors to the lounge, window to side elevation, sliding doors to the conservatory and radiator.

Kitchen 10'10" x 10'10" (3.3m x 3.3m)

With fitted range of wall and base units with worktops over, integrated single oven and oven/microwave, electric hob, water softener, integral fridge, integrated foldaway ironing board, integrated dishwasher and washing machine.

Conservatory 10'10" x 14'8" (3.3m x 4.5m)

With windows to all aspects and french doors leading to the rear garden.





Bedroom One 10'11" x 10'0" (3.3m x 3m)

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

En-Suite 6'6" x 5'10" (2m x 1.8m)

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

Bedroom Two 12'11" x 8'9" (3.9m x 2.7m)

With a window to the rear aspect fitted wardrobe and radiator.

Bedroom Three 9'11" x 10'11" (3m x 3.3m)

With a window to the side aspect and a radiator.

Bedroom Four 9'11" x 7'9" (3m x 2.4m)

With a window to the front aspect and radiator.

Family Bathroom

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



Double Garage 15'6" x 17'3" (4.7m x 5.3m)

With a window to the front aspect, an electric up and over door, personal door to the rear garden, power and lighting.

Outside

To the front of the property is a driveway for multiple cars, access to the double garage and entrance door. To the rear of the property is an enclosed lawned garden with patio and mature shrubs.

Agents Note

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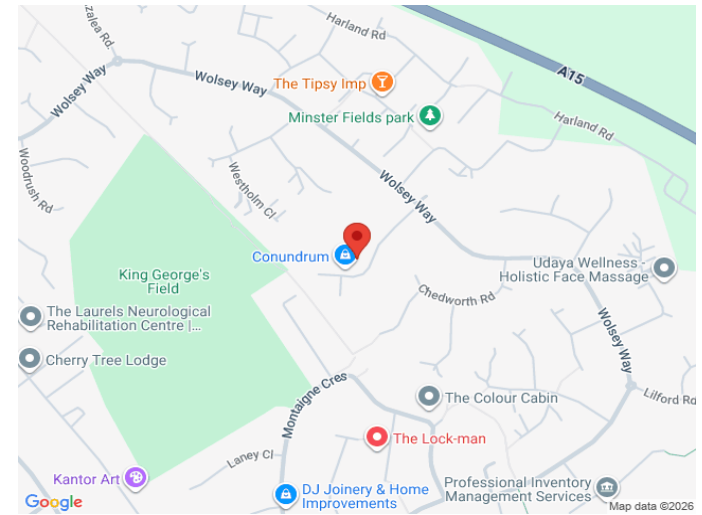
GROUND FLOOR
1565 sq.ft. (145.4 sq.m.) approx.



LARKSPUR ROAD, LINCOLN, LN2 4SS

TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

