



- Detached Home
- Five Bedrooms
- Partly Converted Garage
- Private Enclosed Garden
- Versatile Living
- En-Suite To Master Bedrooms
- Sought After Location
- Driveway Parking

Orchid Road, Brant Road, LN5 9XD  
£299,950





Starkey&Brown are delighted to present this versatile four/fived bedroom detached family home pleasantly positioned on Orchid Road just off Brant Road in Lincoln. The property offers flexible accommodation and well-proportioned rooms throughout, ideal for growing families or people seeking additional space. Accommodation briefly comprises a welcoming entrance hall leading into a comfortable living room flowing into a conservatory overlooking the rear garden, a generous kitchen diner providing space for everyday living and entertaining and has a versatile fifth/snug to the the ground floor, a downstairs WC, part of the original garage has been thoughtfully converted to create a separate study area - perfect for working from home. Rising to the first floor there are four double bedrooms, all benefitting from fitted wardrobes with the master bedroom having it's own en-suite shower room and a family bathroom. Externally the property has parking for two vehicles and access to the remaining half of the garage which provides excellent storage space. To the rear of the property there is a private garden being mostly laid to lawn creating outdoor space for family use and relaxing. Further benefits of the property includes gas central heating and uPVC double glazing throughout. Orchid Road is well-positioned nearby to Brant Road shopping complex which provides a of local amenities including Co-op foodstore, takeaways, hairdressers, with schooling at primary level, a doctors surgery nearby and a regular bus service to Lincoln city centre. Council tax band: D. Freehold.



## uPVC composite door leading to:

### Hall

Laminate flooring, an understairs storage cupboard, an additional storage, a uPVC double-glazed window to the side aspect, and a radiator. Access to:

### Living Room

14' 5" x 12' 3" (4.39m x 3.73m)

Double doors leading to a conservatory with adjacent double-glazed windows, carpeted, coved ceiling, and a radiator.

### Conservatory

12' 10" x 12' 6" (3.91m x 3.81m)

Having uPVC double-glazed windows and French doors leading to the rear, laminate flooring, and a radiator.

### Kitchen Diner

15' 11" x 8' 3" (4.85m x 2.51m)

Range of base and wall units with countertops, a wall-mounted boiler, a uPVC double-glazed window to the rear, a stainless steel sink with mixer taps, space and plumbing for a washing machine, partially tiled walls, 4-ring gas hob and an electric oven, space for a fridge freezer, a uPVC double-glazed composite door leading to the side aspect and a radiator.

### Bedroom 5/Snug

8' 8" x 8' 3" (2.64m x 2.51m)

Two uPVC double-glazed windows to the front aspect, carpeted, and two radiators.

### WC

Low-level WC, a wash hand basin with understorage, a radiator, and laminate flooring. Access leading to:

### Study

9' 8" x 7' 9" (2.94m x 2.36m)

Converted from the garage. Laminate flooring and a uPVC double-glazed window to the side aspect.

### First Floor Landing

Carpeted, an airing cupboard housing a hot water tank and a radiator.

### Bedroom 1

14' 1" x 12' 5" (4.29m x 3.78m)

Two uPVC double-glazed windows to the rear, carpeted, a radiator, and a fitted wardrobe. Access to:

### En-Suite

Three-piece suite comprising low-level WC, a wash hand basin, a walk-in shower cubicle, laminate flooring, a frosted double-glazed window to the side aspect, partially tiled walls, a wall-mounted storage cupboard, and a radiator.

### Bedroom 2

10' 8" x 8' 11" (3.25m x 2.72m)

A uPVC double-glazed window to the rear aspect, carpeted, a radiator, and fitted wardrobes.

### Bedroom 3

10' 7" x 8' 5" (3.22m x 2.56m)

Two uPVC double-glazed windows to the front aspect, carpeted, fitted wardrobes, and a radiator.

### Bedroom 4

10' 10" x 7' 5" (3.30m x 2.26m)

Two uPVC double-glazed windows to the front aspect, carpeted, a radiator, and fitted wardrobes.

### Family Bathroom

Three-piece suite comprising panelled bath with overhead shower, a low-level WC, wash hand basin with understorage, frosted double-glazed window to the side aspect, laminate flooring, tiled walls, LED lighting, chrome towel rail, and an extractor fan.

### Outside Front

Lawned area, driveway parking for 2 vehicles. Access to the side and the garage.

### Garage

Partly converted with an up-and-over door. Currently being used for storage.

### Outside Rear

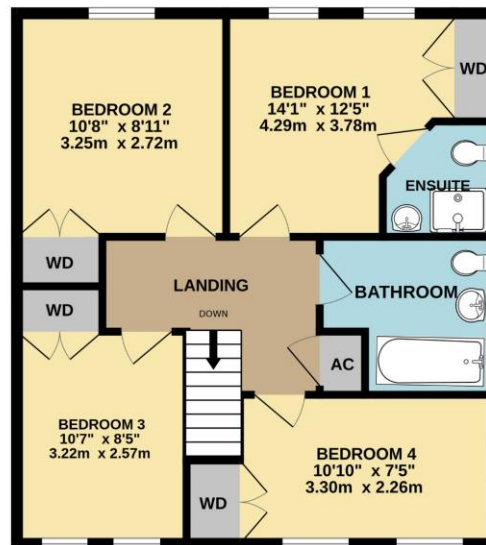
Mostly laid to lawn with gravelled patio area, fully fenced surround. Access to the front of the property.





GROUND FLOOR  
810 sq.ft. (75.3 sq.m.) approx.

1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1414 sq.ft. (131.4 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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