



- Detached Bungalow
- Recently Renovated
- Peaceful Tranquillity
- End Of Cul De Sac
- Non Overlooked Rear Garden
- Easy Walking Distance Of shops, Doctors , Dentist, Bus Stop
- Surrounded By Wooded Pathways Linking To Hartsholme Park
- Direct Link Road For Anticipated 2028 Skellingthorpe Road To City Centre

The Cottage, Chippendale Road, Lincoln, LN6 3PP
£285,000



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Starkey & Brown are delighted to offer, with no onward chain. The Cottage, which is a beautifully renovated two-bedroom detached bungalow tucked away within a quiet cul-de-sac on Chippendale Road, within the popular Birchwood area of Lincoln. The property is being offered with no onward chain and has been comprehensively renovated throughout by the current owners, blending contemporary living with retained character features to create a unique property. The home briefly comprises an entrance porch with open access leading into the bright and welcoming living room, enhanced by a striking full-height feature window to the front aspect. The living area flows effortlessly into the impressive kitchen/diner, creating the heart of the home and finished to an exceptional standard. The kitchen is complemented by attractive quarry tiled flooring with underfloor heating, whilst the dining area enjoys the same, additionally with doors opening directly onto the rear pergola, creating a superb indoor-outdoor entertainment space. There are two generous double bedrooms alongside a three-piece suite family bathroom, with both the bedrooms and bathroom recently being updated. Externally, the property has a private, non-overlooked garden split with laid-to-lawn and a patio seating area with an attractive pergola, providing a relaxing and perfect entertainment space. To the front of the property, there is ample off-street parking extending to the side, which leads to a single garage with the extra benefit of a personal access door. Further benefits include gas central heating and full uPVC double glazing throughout. The current owners have undertaken an extensive renovation, including replacement of windows and doors, hardwired smoke, heat carbon monoxide detectors, updating plumbing and electrics, alongside full cosmetic work throughout. Chippendale Road enjoys a peaceful cul-de-sac setting within the highly regarded Birchwood area of Lincoln, and offers a wide range of local amenities including supermarkets, a doctor's surgery, schools, shops, and regular transport links into the Lincoln City Centre, as well as easy access to the nearby bypass, making it an ideal location. Council tax band: C. Freehold.



**Access is through a uPVC composite door leading into:
Porch**

Overhead storage cupboard, coat hooks and downlighter.

Living Room

14' 5" x 14' 4" (4.39m x 4.37m)

Having a full-length uPVC window to the front aspect, carpet flooring, a radiator, and LED lighting. Has open access leading into the dining room. Morso squirrel cast iron stove on rustic brick hearth
Stunning reclaimed timber wall beams enhancing the cottage feel and downlighters.

Dining Room

10' 11" x 9' 1" (3.32m x 2.77m)

Having a uPVC sliding glass door leading to the rear, quarry tiles, underfloor heating, and a radiator. Has open access to the kitchen.

Kitchen

10' 11" x 8' 0" (3.32m x 2.44m)

Cottage-style kitchen with numerous sockets. Range of matching base and wall units with under-cabinet lighting, integrated induction oven with overhead extractor fan, integrated dishwasher, space and plumbing for a washing machine, ceramic sink with mixer tap, uPVC double-glazed window to the rear, quarry tiles, underfloor heating, LED lighting, Downlighters and space for a fridge-freezer.

Hall

Carpet flooring, airing cupboard, and loft access (which has had further insulation added, a ladder, and some boarding). Shelved storage cupboard, downlighter, cottage-style interior doors with black fitting throughout.

Bedroom 1

12' 11" x 10' 1" (3.93m x 3.07m)

Having a uPVC double-glazed window to the front aspect, carpet flooring, and a radiator. Large fitted wardrobes with rails, shelving and integrated TV point. Several sockets and a USB socket.

Bedroom 2

10' 3" x 9' 1" (3.12m x 2.77m)

Having a uPVC double-glazed window to the rear, carpet flooring, and a radiator. TV point, several sockets, and a USB socket.

Bathroom

Three-piece suite comprising a low-level WC, wash hand basin, panelled steel bath with overhead electric shower with shower screen, frosted double-glazed window to the side aspect, mostly tiled walls, mosaic-style vinyl flooring, extractor fan, and a wall-mounted storage cupboard. Large dual-fuel towel rail radiator. Tall wall-mounted storage cupboard with shaver socket and downlights.

Outside Front

Parking for several vehicles. Stone-laid frontage with a mature tree and shrubs. Double iron gates lead to a concrete-laid driveway extending to the side of the property, leading to the garage.

Garage

16' 8" x 8' 6" (5.08m x 2.59m)

Having an up-and-over door, a personal door leading to the rear, and full power and electric.

Outside Rear

Enjoying the sun throughout the day and having a large bespoke timber shed/ workshop. Covered patio pergola with brick and timber seating with low-maintenance bordered garden, raised vegetable planter. Outside lighting to pergola, outside power point and tap.

Agents Note

The property has undergone a full renovation, including cosmetic upgrades, as well as upgraded electrics and plumbing.





GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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 All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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