







Adam Close, Lincoln

Asking Price £255,000

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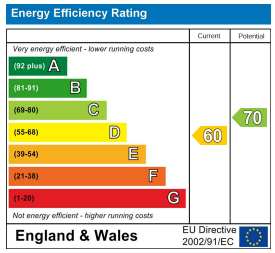


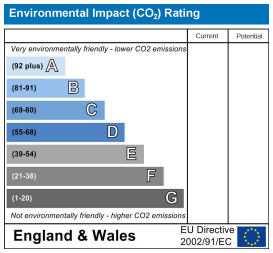
Adam Close, Lincoln

Bungalow - Detached
2 Bedrooms, 1 Bathroom

Asking Price £255,000

- Generous Plot
- Cul-De-Sac Position
- Primary Bedroom with Dressing Room
- Spacious Bathroom
- Driveway Parking
- Detached Garage
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - C





Originally built to a three bedroom footprint, this spacious and unique two bedroom home offers an impressively generous layout and is available with NO ONWARD CHAIN.

The well proportioned accommodation comprises two reception rooms, a kitchen, two double bedrooms, a family bathroom, and a dedicated dressing room adjoining the primary bedroom, providing excellent flexibility and storage.

Externally, the property benefits from a large, mature, private enclosed rear garden, a multi-car driveway providing ample off-road parking, and a detached single garage.

Ideally situated within a highly sought-after residential pocket just off Fulmar Road, Adam Close offers convenient access to highly regarded schooling for all ages, local amenities, shops, doctors' surgeries, public transport links, and the A46 bypass, making it an excellent choice for a wide range of buyers.

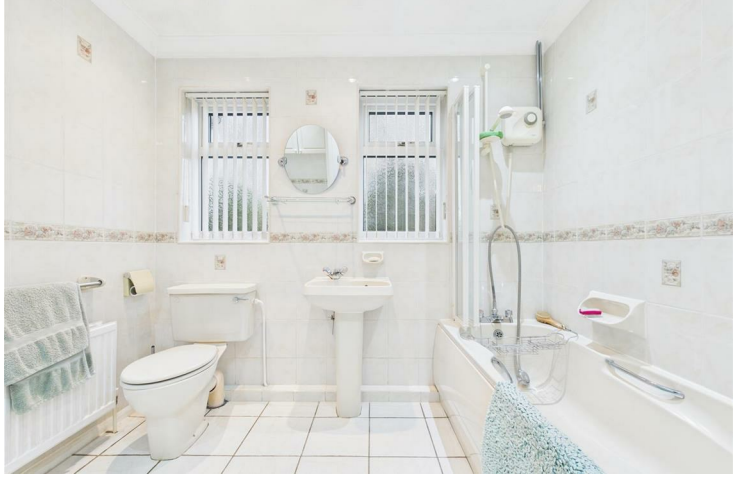
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Entrance Hall
PVC front door with side panel, carpet flooring, radiator, pendant fittings, access to the loft and a Honeywell thermostatic control. Airing cupboard housing the hot water cylinder.









Living Room
13'4" x 11'10"
PVC box bay window to the front, carpet flooring, light fitting, radiator and a gas feature fire with hearth and surround.

Dining Room
9'9" x 7'11"
PVC doors to the rear aspect, carpet flooring, light fitting and a radiator.

Kitchen
9'9" x 8'11"
Base and eye level units with laminated work surfaces and upstand, tiled splash backs with an inset composite sink and drainer. Freestanding Cannon gas cooker with a fitted extractor over, integrated fridge plus space for both an under counter freezer and plumbing for a washing machine. Laminate tile effect flooring, ceiling light fitting with feature cabinet lighting, radiator, PVC rear door and window to the garden, wall mounted Vaillant heat only boiler plus the housed fuse box.

Bathroom
8'4" x 7'5"
Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with a head and hose shower attachment. Fully tiled room with PVC windows to the rear, radiator, spot lit ceiling and fitted storage cupboards.

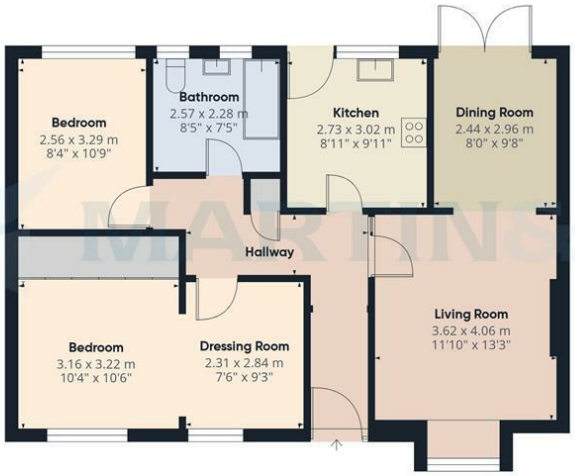
Bedroom
10'8" x 8'4"
PVC window to the rear, carpet flooring, pendant fitting, radiator and fitted bedroom furniture.

Bedroom
10'6" x 10'4" (measured to wardrobes).
PVC window to the front, carpet flooring, pendant fitting, radiator and fitted bedroom furniture. The dressing room (2.847 x 2.302) offers a PVC front window, carpet flooring, pendant fitting, radiator and further fitted bedroom furniture.

Garage
21'3" x 8'10"
Up and over door to the front with a side PVC personnel door and window, separately fused for light and power.

Outside
To the front is garden mainly laid to lawn with mature planted shrubbery and a long driveway leading to the garage, suitable for multiple vehicles to park off road. There is lighting on the garage as well as lighting within the open porch entrance.
The rear offers a generous and private, fully enclosed garden being mostly laid to lawn with decorative patio areas and mature planted borders. Gated access to the front with a rear gate onto the pedestrian pathway connecting Birchwood Avenue with Wedgewood Road. Further benefiting from an outside water supply and lighting.

Fixtures & Fittings.
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0 Building 1



Floor 0 Building 2

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Approximate total area(1)

92.3 m²

993 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman