

- Three Bedroom Detached Bungalow
- Modern Upgrades Throughout
- Gated Ample Driveway
- Sought After Location
- Lounge
- Extended Kitchen/Diner
- Private Enclosed Rear Garden
- Call Today To View!

Calder Road, Lincoln, LN5 9BB  
Guide Price £275,000 - £285,000







BEAUTIFULLY RENOVATED BUNGALOW IN HIGHLY POPULAR LINCOLN LOCATION! Starkey&Brown are delighted to offer for sale this beautifully renovated and well-presented three-bedroom bungalow situated on Calder Road, a sought-after residential area offering excellent access to a wide range of amenities. The property has undergone a programme of modernisation and offers spacious and flexible accommodation throughout, ideal for a variety of buyers, including downsizers, families, and first-time buyers. The accommodation briefly comprises a generous and fully refurbished kitchen-diner, fitted with modern units and providing ample space for dining and entertaining. There is a separate living room positioned at the front of the property, offering a comfortable and inviting space. The bungalow also enjoys three well-proportioned bedrooms and a family bathroom, which was tastefully updated in 2025. Outside, the property benefits from a driveway providing ample off-street parking, and a generous private rear garden which is not overlooked, mainly laid to lawn with a patio area. Ideally located close to a variety of local amenities, including shops, supermarkets, schools, doctors' surgery, parks, and regular bus routes into Lincoln City Centre, the property offers convenient and well-connected living in a popular and established residential area. Council tax band: B. Freehold.





uPVC composite door leading to:

### Kitchen Diner (Approximately 2 years old)

24' 1" x 9' 3" (7.34m x 2.82m)

Additional uPVC composite door to the side aspect. A range of base and eye-level units with countertops, a composite sink with a mixer tap, an electric oven with a built-in extractor, a 4-ring gas hob, a uPVC double-glazed window to the front aspect, and an additional uPVC double-glazed window to the side aspect. Space and plumbing for a washing machine, tiled splashback and tiled flooring, a double radiator, and space for a dining table. Leading to:

### Lounge

17' 11" x 7' 10" (5.46m x 2.39m)

A uPVC double-glazed window to the front aspect, coving, carpeted, a feature fireplace with a fire inset, and a radiator. Access to:

### Hallway

Carpeted, a storage cupboard, a radiator, loft access - half boarded, a ladder, and the boiler (6 years old).

### Bedroom 1

10' 7" x 10' 6" (3.22m x 3.20m)

Having a uPVC double-glazed window to the rear aspect, carpeted, coving, and a radiator.

### Bedroom 2

11' 3" x 9' 3" (3.43m x 2.82m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, and coving.

### Bedroom 3

9' 3" x 7' 9" max (2.82m x 2.36m)

Having a uPVC double-glazed window to the side aspect, carpeted, coving, and a radiator.

### Bathroom (Fitted 2025)

A uPVC frosted window to the side aspect, a three-piece suite comprising a panelled bath with overhead shower, a wash hand basin with understorage, a low-level WC, an extractor fan, tiled walls and flooring, and a radiator.

### Outside Front

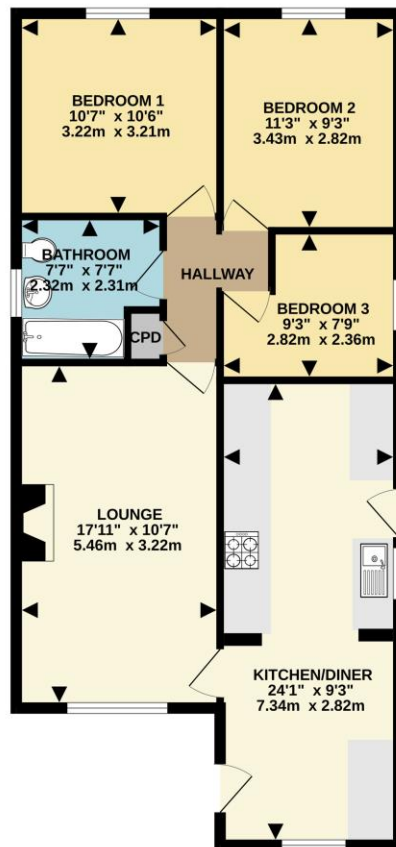
Gated driveway, a lawned area, and a block paved drive for up to 4 cars. Side access leading to the rear aspect.

### Outside Rear

Mostly laid to lawn with a block-paved patio area. Exterior lighting and a wooden shed for storage.







TOTAL FLOOR AREA: 779 sq.ft. (72.4 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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Important Information:

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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