



Sanderson Road, Lincoln



**£210,000**

- Semi-Detached House
- Two Bedrooms
- Modern Throughout
- Garage and Driveway
- Landscaped Rear Garden
- Sought After Location
- Freehold
- EPC rating B



Well presented TWO BEDROOM Semi-Detached House located in the popular area of Glebe Park. The property is perfectly positioned within walking distance of the local shops, a46 access, Eastern Bypass, doctors and schools.

The accommodation on offer comprises Entrance Hall, WC, Lounge and Kitchen Diner to the ground floor. To the first floor there are Two Bedrooms and Family Bathroom. Externally to the front there is a lawned garden and driveway leading to a single detached garage. To the rear and side of the property there is an enclosed lawned garden with decorative patio area.

The property further benefits from Gas Central Heating and uPVC Double Glazing Through Out.

### Entrance Hall

With access to the wc and lounge.

### WC 6'6" x 3'0" (2m x 0.9m)

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



### Lounge 16'3" x 11'10" (5m x 3.6m)

With a window to the front aspect, stairs to the first floor and radiator.

### Kitchen/Diner 15'0" x 8'0" (4.6m x 2.4m)

With a window to the rear aspect, french doors leading to the rear garden, fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor hood and radiator.

### Landing

With storage cupboard and stairs to the ground floor.

### Bedroom One 11'3" x 11'3" (3.4m x 3.4m)

With a window to the front aspect, fitted wardrobe and radiator.

### Bedroom Two 11'1" x 8'0" (3.4m x 2.4m)

With a window to the rear aspect, fitted wardrobes and radiator.

### Bathroom 6'9" x 6'9" (2.1m x 2.1m)

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

### Garage 16'0" x 9'0" (4.9m x 2.7m)

With an up and over door, door to the side aspect, power and lighting.

### Outside

To the front there is a lawned garden and driveway leading to a single detached garage.

To the rear and side of the property there is an enclosed lawned garden with decorative patio area.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		