



**Iris Crescent, Lincoln, LN1 1AZ**

**welcome to**

**Iris Crescent, Lincoln**

A well-presented three storey, three/four bedroom semi-detached home situated on the popular Iris Crescent. Offering versatile living accommodation, a garage, off-road parking and an enclosed rear garden, this spacious property is ideally located close to amenities. Viewing is highly recommended.



**Entrance Hall**

Access via double glazed front door, stairs rising to first floor, door into utility and door into kitchen/diner.

**Utility Room**

Double glazed window to front, radiator to wall, range of floor based cupboards, sink with drainer.

**Kitchen/Diner**

Double glazed french doors opening out to rear garden, space for dining table, kitchen itself comprising a range of floor and wall based cupboards, sink with drainer, hob with extractor fan, electric oven, tiled splashback and built in storage cupboard.

**Cloakroom Wc**

Double glazed window to front, radiator to wall, wc and wash hand basin.

**Lounge**

Two double glazed windows to front and radiator to wall.

**Bedroom One**

Double glazed window to rear, radiator to wall and door into en-suite.

**En-Suite**

WC, wash hand basin, shower cubicle with wall mounted shower, radiator to wall and extractor fan.

**Bedroom Two**

Double glazed window to front, radiator to wall and built in storage cupboards.

**Bedroom Three**

Sky light window to rear, radiator to wall and loft access.

**Bathroom**

WC, wash hand basin, bath with tiled walls above and radiator to wall.



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welcome to

## Iris Crescent, Lincoln

- WELL PRESENTED THREE STOREY HOME
- THREE / FOUR BEDROOMS
- VERSATILE LOUNGE / FOURTH BEDROOM
- SPACIOUS KITCHEN/DINER
- MASTER BEDROOM WITH EN SUITE

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: C

offers in excess of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR123751 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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