



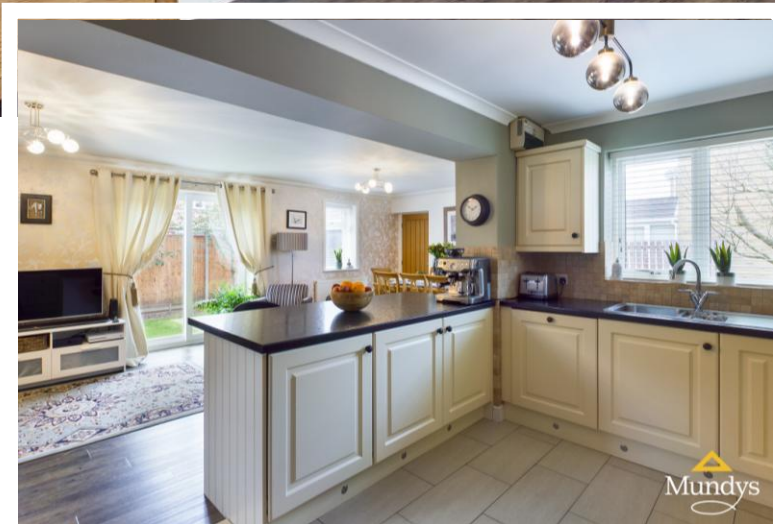
20 Primrose Close

Lincoln, LN5 9XA

£280,000

A fantastic extended four bedroomed detached family home situated on a corner plot within a cul de sac location. The property has been extended and updated by the current owners and is beautifully presented throughout. The spacious living accommodation comprises of Entrance Hall, downstairs WC, Large Open Plan Living Kitchen and Dining Area, Separate Sitting Room, Utility Room and First Floor Landing leading to four good sized Bedrooms, En-suite Shower Room to Bedroom 1 and Family Bathroom. Outside there is a driveway providing ample off road parking which also gives access to the large than average Garage. The property sits on a corner plot with gardens to the side and rear. Viewing of the property is essential to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along Newark Road, turn left onto Brant Road and continue along for some time. Take the second turning right onto Calder Road, turn left onto Orchid Road and then turn right onto Primrose Close where the property can be located at the end of the cul de sac on the left hand side.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.



ENTRANCE HALL

With composite double glazed external door to the front elevation, vinyl tiled flooring, stairs to the first floor and doors to WC, sitting room and open plan living, kitchen and dining room.

W.C

With UPVC double glazed window to the front elevation, vinyl tiled flooring, low level WC, wash hand basin with tiled splashbacks and radiator.

KITCHEN AREA

12' 9" x 8' 4" (3.89m x 2.54m) , with UPVC double glazed window to the side elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, space for Range Master with extractor fan over, two integral fridges, integral freezer, integral dishwasher, 1 ½ bowl stainless steel sink unit and drainer, radiator and opening into living area.



LIVING & DINING AREA

23' 9" x 11' 6" (7.24m x 3.51m) , with two UPVC double glazed windows and sliding door to the rear elevation, UPVC double glazed window to the front elevation, vinyl tiled flooring, two radiators and doors into sitting room and utility room.

SITTING ROOM

14' 6" x 12' 0" (4.42m x 3.66m) , with UPVC double glazed windows and double doors to the rear elevation, vinyl tiled flooring, radiator and door to entrance hallway.

UTILITY ROOM

5' 0" x 4' 8" (1.52m x 1.42m) , with UPVC double glazed windows to the front and rear elevations, work surface with plumbing and spaces for washing machine and tumble dryer below, radiator and door into garage.



FIRST FLOOR LANDING

With UPVC double glazed window to the side elevation, banister rail, two radiators and doors to four bedrooms and bathroom.

BEDROOM 1

10' 9" x 9' 4" (3.28m x 2.84m) , with UPVC double glazed window to the side elevation, radiator and door to en-suite.

EN-SUITE SHOWER ROOM

6' 3" x 4' 9" (1.91m x 1.45m) , with UPVC double glazed window to the side elevation, tiled flooring, partly tiled walls, suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle, radiator and extractor fan.

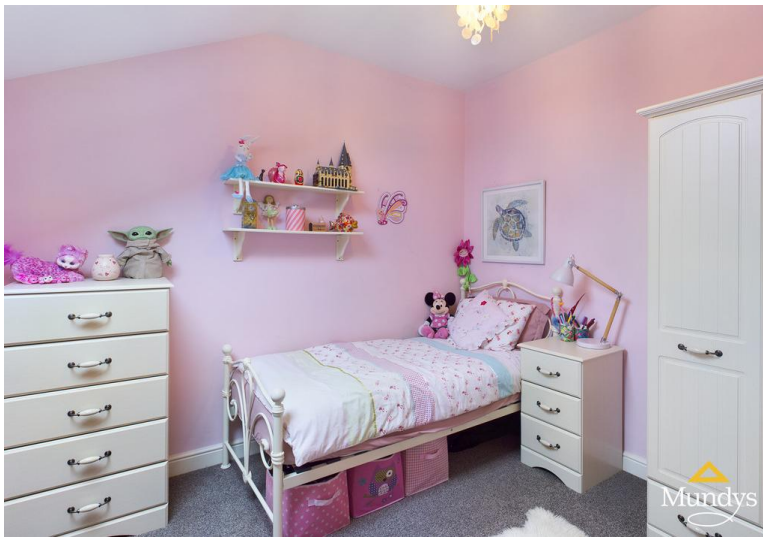


BEDROOM 2

12' 5" x 11' 8" (3.78m x 3.56m) , with UPVC double glazed window to the front elevation, Velux window to the rear elevation and radiator.

BEDROOM 3

11' 2" x 8' 3" (3.4m x 2.51m) , with UPVC double glazed window to the rear elevation and radiator.



BEDROOM 4

10' 9" x 8' 5" (3.28m x 2.57m) , with Velux window to the rear elevation and radiator.

BATHROOM

8' 8" x 5' 8" (2.64m x 1.73m) , with UPVC double glazed window to the rear elevation, suite to comprise of low level WC, vanity wash hand basin and bath with mains shower over, tiled flooring, partly tiled walls, heated towel rail and extractor fan.

OUTSIDE

To the front of the property there is a driveway providing off road parking and giving access to the Attached Garage. The property sits on a corner plot and has lawned gardens to the side and rear with flowerbeds surrounds and a range of plants, shrubs and trees.

GARAGE

20' 9" x 13' 3" (6.32m x 4.04m) , with up and over door to the front aspect, power, lighting and window and door into the rear garden.



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Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

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NOTE

- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Approximate net internal area: 1329.59 ft² (1632.98 ft²) / 123.52 m² (151.71 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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29 – 30 Silver Street
 Lincoln
 LN2 1AS

www.mundys.net
residential@mundys.net
 01522 510044

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