



Wedgewood Road, Lincoln, LN6 3LU



welcome to

Wedgewood Road, Lincoln

This three bedroom semi-detached home is situated on a cul-de-sac within the popular and well serviced Birchwood area. Boasting no onward chain, ample off road parking, detached garage, two reception rooms and local access to amenities.



Entrance Hall

With double glazed front door, radiators, stairs rising to first floor, coving to the ceiling and door to:-

Lounge

14' 6" x 12' 8" (4.42m x 3.86m)

With double glazed box bay window to the front, radiator, feature fireplace and archway to:-

Dining Room

7' 10" x 9' 7" (2.39m x 2.92m)

With double glazed sliding door opening to Conservatory, built in under stairs cupboard, radiator, coving to the ceiling and door to:-

Kitchen

10' x 7' 7" (3.05m x 2.31m)

A fitted kitchen in a range of wall and base units with work surfaces and space for appliances.

Conservatory

With double glazed windows to the rear and side.

First Floor Landing

With stairs rising from entrance hall, loft access point and built in airing cupboard housing hot water cylinder.

Bedroom One

9' 4" x 12' 4" excl wardrobe
(2.84m x 3.76m excl wardrobe)

With double glazed window to the front and radiator.

Bedroom Two

9' 5" x 9' 10" (2.87m x 3.00m)
With double glazed window to the rear and radiator.

Bedroom Three

6' 1" max incl stair rise x 9' 4" max incl stair rise (1.85m max incl stair rise x 2.84m max incl stair rise)
With double glazed window to the front and radiator.

Shower Room

With obscured double glazed window to the rear, walk in shower cubicle with wall mounted shower and fitted screen, wc, wash hand basin, radiator, tiling to the walls and wet room flooring.

Detached Garage

16' 8" x 8' 1" (5.08m x 2.46m)

With electric roller door, window to the rear, power and light.

Outside

Property benefits from a driveway to the side providing off road parking for two to three cars, access to the detached garage and gated side access to the rear garden. Alongside the driveway is an area of lawn with shrubs and a pathway leading to the front door. To the rear is an enclosed garden which is mainly laid to lawn with a patio area ideal for seating and a range of mature trees and shrubs.



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welcome to

Wedgewood Road, LINCOLN

- NO ONWARD CHAIN
- SEMI-DETACHED HOME
- FRONT & REAR GARDENS
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR123470 - 0002

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