

Town & City



21 ELVINGTON ROAD, LINCOLN. LN6 0SP

This is a detached bungalow standing well back from the roadside, situated in the popular Doddington Park residential area of Lincoln.

The accommodation comprises; Hallway, Lounge open through to Dining Room, Kitchen, Conservatory; three Bedrooms with Master having En-suite Shower Room and a Family Bathroom.

The property benefits from gas fired central heating and uPVC double glazing throughout. There is a good size driveway providing ample parking and access to the detached Double Garage, open garden area to the front and enclosed garden to the rear with patio.

NO ONWARD CHAIN

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ACCOMMODATION

uPVC STORM PORCH having double front entrance doors leading into:

HALLWAY having a wooden entrance door, radiator, wooden skirting boards, power points and built in airing cupboard containing the hot water cylinder. Door through to:

LOUNGE [14' 8" x 11' 9" (4.47m x 3.58m)] having a bow window overlooking the front garden and Elvington Road; gas fire inset to marble style hearth with wooden surround, coving, wooden skirting boards, TV aerial point and power points. Open archway through to:



Lounge

DINING ROOM [10' 6" x 9' 5" (3.20m x 2.87m)] having double radiator, wooden skirting boards, coving, plate racks to two walls and uPVC double glazed doors to:



Dining room

CONSERVATORY [9' 6" x 9' 6" (2.89m x 2.89m)] uPVC double glazed with polycarbonate roof, doors leading out into the rear garden and patio.



Conservatory

KITCHEN [12' 3" x 10' 5" (3.73m x 3.25m)] having fitted base and eye level units with roll edged work surface areas, one and half bowl sink unit inset and integrated NEFF electric oven and hob with cooker hood above, fridge and freezer; space and plumbing for washing machine. Tiled splash backs to work surface areas, fluorescent lighting strip and power points. Wall mounted gas fired central heating boiler. Part glazed rear entrance door to the garden.



Kitchen

MASTER BEDROOM/1 [12' 5" x 10' 8" inclusive of fitted wardrobes (3.81m x 3.25m)] having window overlooking the rear garden, fitted wardrobes with full height mirror doors to one wall, radiator, wooden skirting boards, coving and power points. Door through to:



Bedroom 1

EN-SUITE SHOWER ROOM having fully fitted suite comprising corner shower cubicle, low level WC and wash hand basin.



Bedroom 2

BEDROOM 2 [10' 10" x 9' 10" (3.30m x 2.99m)] having outlook over the front garden; radiator, wooden skirting boards, coving and power points.

BEDROOM 3 [9' 10" x 7' 8" (2.77m x 2.34m)] having outlook over the front garden and porch; radiator, wooden skirting boards, coving and power points.

BATHROOM having a fully fitted suite comprising panelled bath with shower fitting and screen above; low level WC and pedestal wash hand basin, with full height tiling to all walls.



Bathroom

OUTSIDE

The front of the property has a pleasant lawned area and spacious driveway providing ample parking and access to the **DETACHED DOUBLE GARAGE** [16' 4" x 15' 4" (4.97m x 4.67m)] built in matching brick and tiles with electric entrance door and personnel door to the rear garden. The rear garden is gated and secure enjoying privacy as not overlooked, and with views out into Birchwood Nature Park. The main garden is laid to lawn with a patio area accessed

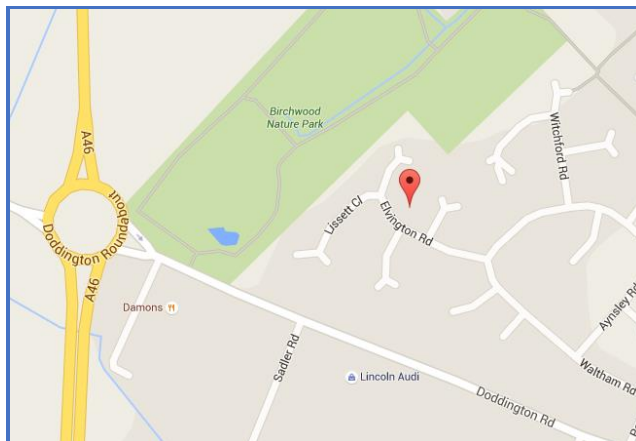
from the conservatory. To the side of the property there is a greenhouse and a range of flowerbeds containing a variety of flowering plants and shrubs. Situated to the left hand corner is an ornamental pond and rockery.



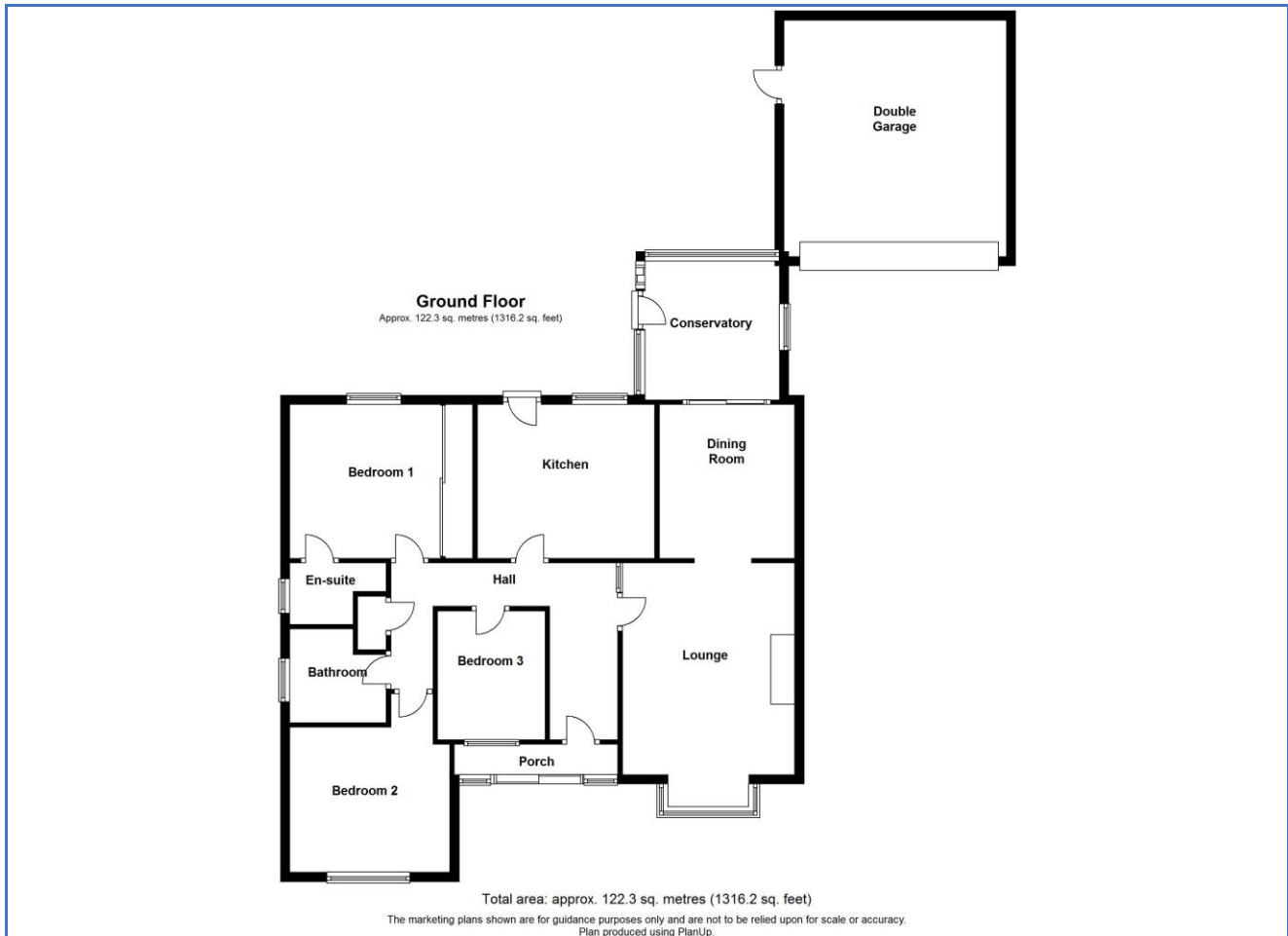
ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
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Location plan- marker depicts centre of postcode area



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Chartered Surveyors, Auctioneers, Land & Estate Agents

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