

## *Town & City*



### **2 SIDLAW GROVE, LINCOLN. LN5 9AR**

This is a detached bungalow situated on a corner plot in a popular residential area to the south of the City.

The accommodation which would benefit from a scheme of refurbishment comprises; Entrance Porch, Lounge Diner, Breakfast Kitchen, two Double Bedrooms and Bathroom. There is gas central heating and uPVC double glazing.

Established trees, shrubs and hedging with small area of lawn to front and enclosed garden to the rear.

**NO ONWARD CHAIN**

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## ACCOMMODATION

uPVC covered double glazed entrance door with decorative inset panels leading to:

**ENTRANCE PORCH** [3' 4" x 2' 9" (1.02m x 0.84m)] with ceiling light, carpeted floor, doorway through to:

**LOUNGE DINER** [17' 9" x 11' 8" (5.41m x 3.55m)] benefitting from dual aspect windows, one large picture window with opening lights to front garden and 2nd window to side aspect. There are two ceiling lights, coving, wall mounted shelving, tiled fireplace with inset electric fire, carpeted floor, radiator, TV aerial point and power points. Doorway leads to:



*Lounge diner*

**REAR LOBBY** with ceiling light and access hatch to roof space. uPVC concertina door to

**BEDROOM 1** [11' 9" x 8' 9" (3.58m x 2.66m)] having double glazed window overlooking the rear garden; built in wardrobe, carpeted floor, radiator, ceiling light and power points.



*Bedroom 1*

**BEDROOM 2** [11' 9" x 8' 9" (3.58m x 2.66m)] again with concertina door, double glazed window overlooking rear garden, carpeted floor, radiator and power points.



*Bedroom 2*

**BREAKFAST KITCHEN** [15' 5" x 10' 4" max (4.70m x 3.15m) narrowing in kitchen area to 6' 4" (1.93m)] having double glazed window to front aspect; range of base, drawer and eye level units, bullnose work surface areas with inset one and half bowl sink unit. Free standing electric cooker with cooker hood above, tiled splash backs, fluorescent lighting strip and power points Space for freestanding fridge/freezer and undercounter space for white goods; Gloworm 45/60 gas fired central heating boiler set to alcove in breakfast area. Pantry cupboard housing the electric fuse box, gas meter and shelving with wooden door. Vinyl flooring to kitchen area, carpeted floor to breakfast area with radiator. uPVC double glazed decorative door to side aspect.



*Kitchen area*



Breakfast area

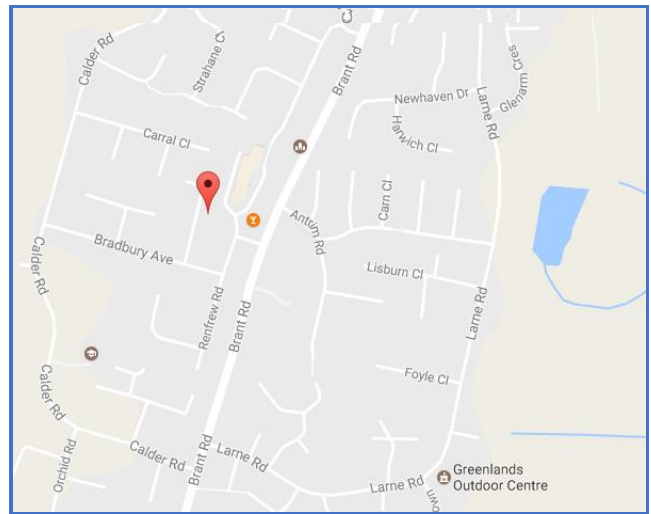


Rear elevation

**BATHROOM** [8' 8" x 7' 3" (2.64m x 2.34m)] having double glazed decorative obscure window to side aspect; built in airing cupboard with shelf, bath with taps and shower head adaptor, pedestal wash hand basin, low level WC, radiator, vinyl floor covering, wall mounted towel rail, glass shelf and bathroom cabinet.



Bathroom

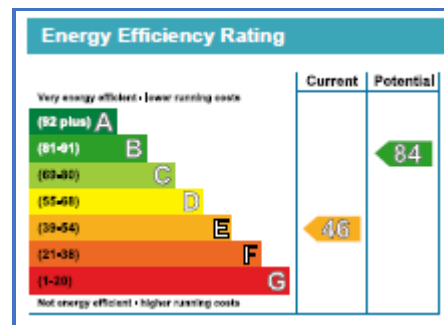


Site location

## OUTSIDE

This is a detached bungalow set on a corner plot with gardens to three sides. The front and side gardens have established trees, shrubs and hedging with small area of lawn and concrete pathway leading through to the rear garden and side entrance door. A dropped kerb is in place offering potential for installing vehicular access for off street parking (subject to Local Authority consent).

The good size rear garden has areas of lawn, a wooden shed and compost bin. There is established hedging and panelled fencing as appropriate to boundaries.



**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.

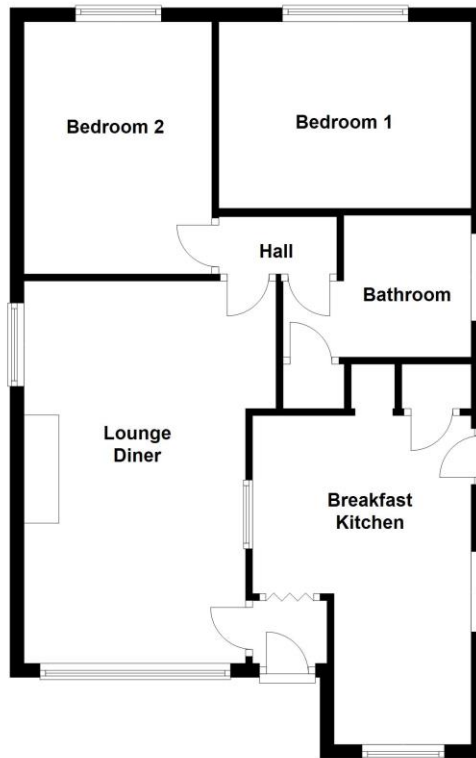
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## Ground Floor

Approx. 60.9 sq. metres (656.0 sq. feet)



Total area: approx. 60.9 sq. metres (656.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

Brochure prepared 28.2.17

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*Chartered Surveyors, Auctioneers, Land & Estate Agents*

