

**FOR SALE**



**Glendon Close, Lincoln**  
**Asking Price Of £170,000**

**MARTIN&CO**





## Glendon Close, Lincoln

3 Bedrooms, 1 Bathroom

Asking Price Of £170,000

- Three Bedrooms
- Open Plan Kitchen/Diner/Garden Room
- South West Landscaped Rear Garden
- Garage
- Luxury Four Piece Bathroom
- Fully Double Glazed and GCH

Three bedroom home situated within a cul-de-sac position in the ever popular Brant Road area of Lincoln. This property has been modernised and is presented to a high standard throughout offering a south west rear garden, four piece bathroom, open plan kitchen/diner with garden room and a garage.

Brant Road is located to the south of Lincoln city, benefitting from local amenities including its own shopping centre which houses a co-op, bakery, pharmacist, hairdressers, GP surgery, takeaways, travel agents and more. Two local primary schools are nearby plus a regular bus service into the city.

ENTRANCE HALL PVC door to the front aspect, laminate flooring, radiator, cupboard housing the fuse box and a PIR controlled light fitting. Stairs rising to the first floor.

LOUNGE 14' 10" x 13' 0" (4.534m x 3.963m) max measurements. Double glazed window to the front aspect, laminate flooring, radiator, wall mounted secondary fuse box, light fitting and an under stairs storage cupboard housing wall mounted central heating controls and lighting.



**KITCHEN/DINER 16' 1" x 8' 11" (4.906m x 2.743m)**  
Base and eye level units with a roll edge worktop, tiled splashback and inset one and a half bowl stainless steel sink and drainer. Belling double oven freestanding with extractor over, space and plumbing for a washing machine and separate dryer plus further space for an upright fridge freezer. Laminate flooring, radiator and double glazed window to the rear. Open to the garden room.

**GARDEN ROOM 7' 10" x 5' 8" (2.391m x 1.747m)**  
Double glazed windows to the side and rear aspects with door access to the garden, laminate flooring, light and a radiator.

**STAIRS / LANDING** Carpet flooring, storage cupboard and PIR controlled spot lights.

**BATHROOM 8' 5" x 6' 0" (2.590m x 1.831m)** Four piece suite comprising of a concealed cistern WC, jacuzzi bath with shower attachment, wall mounted sink and a mains fed shower cubicle with rainfall head and separate handheld attachment. Underfloor heated tile flooring with wall mounted controls, PIR controlled ceiling LEDs, extractor and rear double glazed window.

**BEDROOM 12' 0" x 6' 6" (3.674m x 1.995m)** Double glazed window to the rear aspect, laminate flooring, light fitting and a radiator plus a fitted wardrobe and dresser.

**BEDROOM 8' 11" x 6' 9" (2.737m x 2.072m)** Double glazed window to the front aspect, laminate flooring, pendant fitting and a radiator plus a fitted wardrobe.

**BEDROOM 12' 1" x 9' 1" (3.688m x 2.791m)** Double glazed window to the front aspect, carpet flooring, light fitting and a radiator.

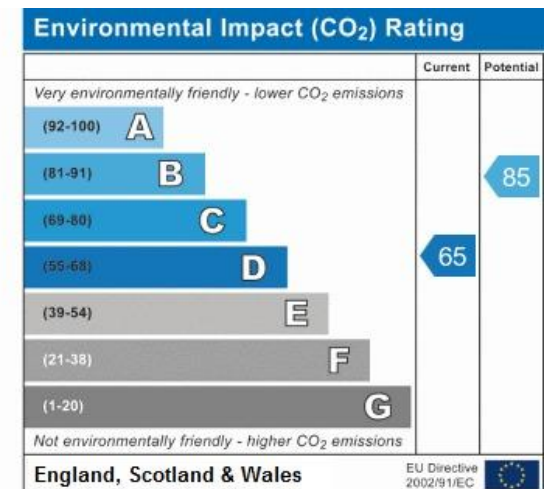
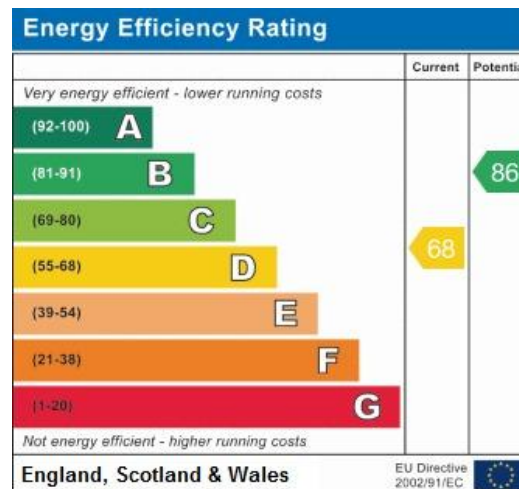




**OUTSIDE** To the front is mainly laid to lawn with shrub and gravel borders and a pathway leading to the entrance with parking also being available. To the rear is a fully enclosed south west facing landscaped garden, benefitting from a patio area, artificial lawn, raised decked area with lighting and fully stocked box planters, power, security lighting and water supply. There is a wooden bin storage and shed with power. Gated access to the rear leading to the garages.

**GARAGE** 16' 6" x 7' 0" (5.053m x 2.147m) approximate measurements. Located in a block being accessed via the rear garden gate or from the road with an up and over door to the front.

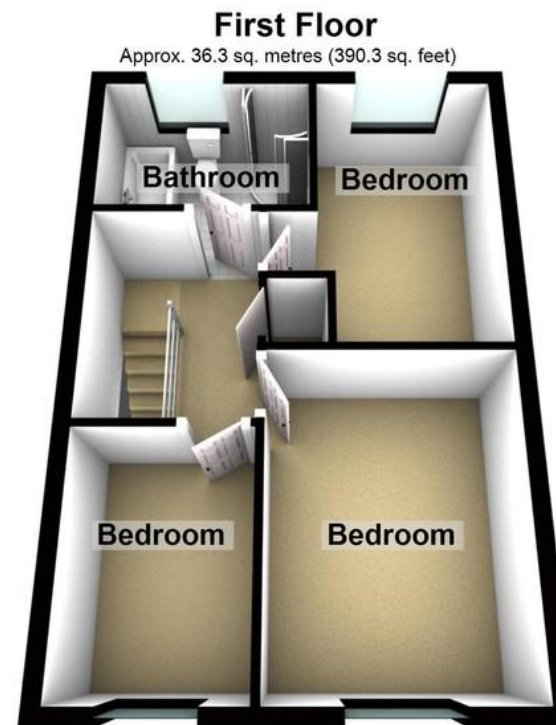
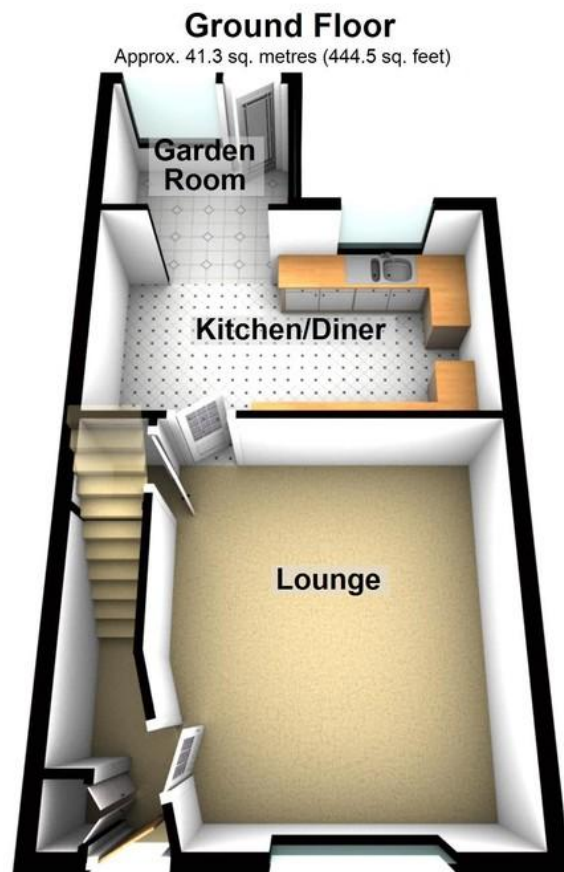
**FIXTURES & FITTINGS** Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.











## Martin & Co Lincoln

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