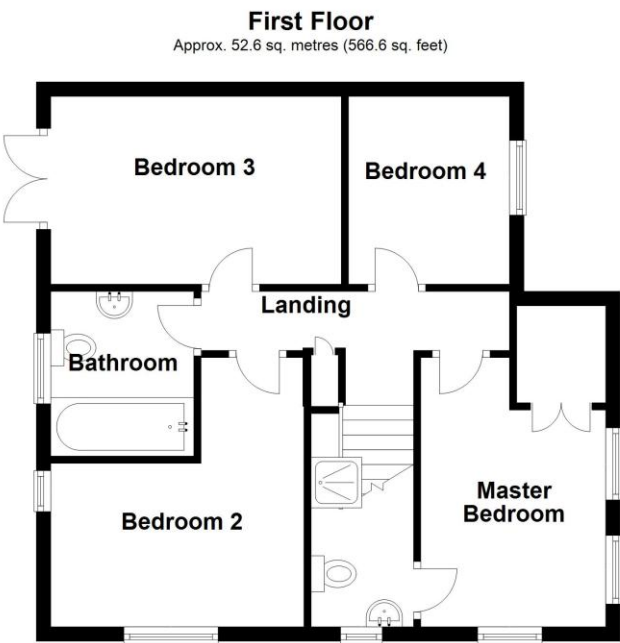
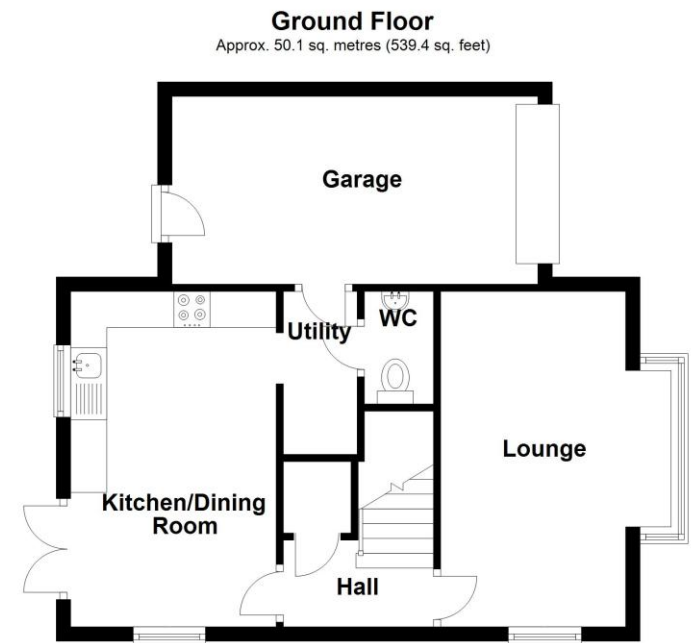


Kingsdown Road, Lincoln, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 102.8 sq. metres (1106.0 sq. feet)



40 Kingsdown Road, Lincoln, Lincolnshire, LN6 0FB

Offers IEO £250,000 Freehold

Stylish 4-Bedroom Link-Detached Home with Driveway, Garage & Garden

Discover this beautifully presented four-bedroom link-detached house, perfect for modern family living. The home features a spacious kitchen-diner, a bright and comfortable lounge, a private garden ideal for relaxing or entertaining, and the convenience of a driveway and garage.



ACCOMMODATION

Hallway - A composite door leads to the hallway having staircase to 1st floor, storage cupboard, wood flooring and leading principal groundfloor rooms.

Lounge - 15'3" x 8'5" (4.65m x 2.57m) Having walk in UPVC bay window to side aspect, UPVC window to front apsect, television point, radiator.

Kitchen / Dining Room - 15'2" x 9'4" (4.62m x 2.84m) UPVC window to front aspect, UPVC window and french doors to side apsect leading to garden, fitted with a range of base and eye level units with slate effect work surfacing over, one and a half bowl stainless steel sink, electric oven, gas hob with extractor over, radiator, ceramic tiled flooring.

Utility - 7'3" x 3'5" (2.2m x 1.04m) Having personal door to garage, complimentary base unit with slate effect work top, space for washing machine, tiled flooring.

Cloakroom - Fitted with a 2 piece suite comprising close coupled WC, pedestal hand wash basin, radiator, extractor fan.



Landing - Staircase rises from hall way to 1st floor landing having airing cupboard housing hot water cylinder, radiator.

Master Bedroom - 13'2" x 8'6" (4.01m x 2.6m) UPVC windows to front and side aspects, radiator, built in double wardrobes.

En-Suite Shower Room - Opaque glazed UPVC window to front aspect, fitted with a 3 piece suite comprising ceramic tiled shower cubicle with mains fed shower over, close coupled WC, pedestal hand wash basin, radiator, half height wall tiling.

Bedroom 2 - 11'3" x 10'3" (3.43m x 3.12m) UPVC windows to front and side aspects, television point, radiator.

Bedroom 3 - 11'6" x 8'5" (3.5m x 2.57m) UPVC french doors to side aspect to juliette balcony, loft access, radiator.

Bedroom 4 - 8'5" x 7'4" (2.57m x 2.24m) UPVC window to side aspect, radiator.

Outside - There is a tarmac driveway to the side aspect leading to the GARAGE 16'7" x 8'7" having roller door, personal doors to utility and garden, light and power.

The gardens are principally laid to a generous lawns with inset shrubbery and offers a paved and gravelled seating area.

