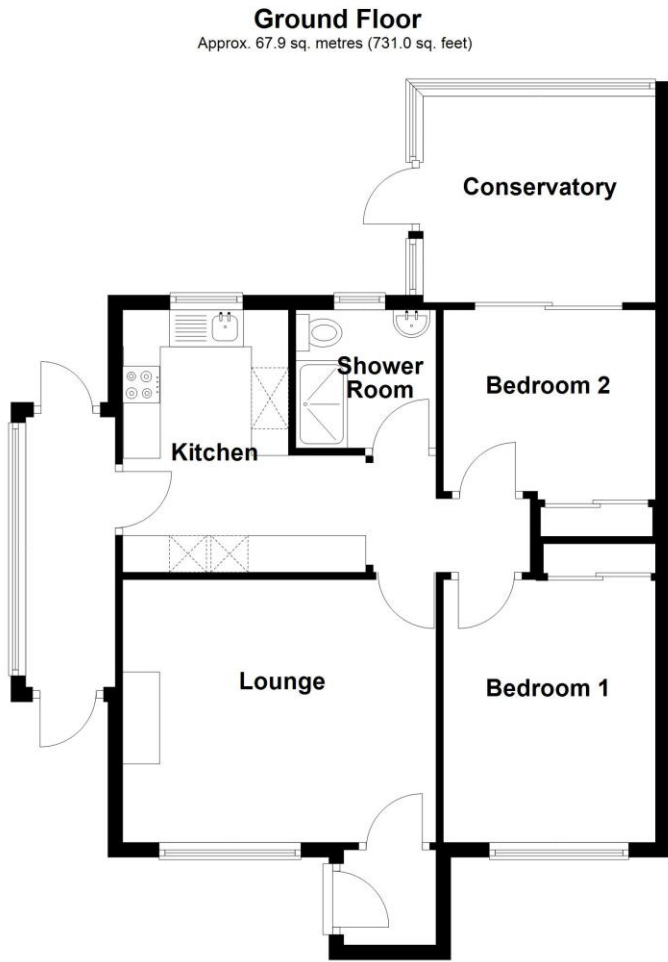


Montaigne Close, Lincoln, Lincolnshire

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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 67.9 sq. metres (731.0 sq. feet)



10 Montaigne Close, Lincoln, Lincolnshire, LN2 4RS

£195,000 Freehold

Tucked away in a quiet cul-de-sac, this immaculately presented two bedroom semi-detached bungalow offers stylish, low-maintenance living all on one level—perfect for downsizers, first-time buyers, or those seeking a peaceful retreat.

Inside, the décor is fresh and modern, with soft greys and tasteful accents throughout. The conservatory provides a bonus living space and enjoys lovely views of the garden, which is mainly laid to lawn with a patio seating area—perfect for outdoor dining or summer afternoons.

Spacious and light-filled lounge with modern electric fireplace | Contemporary fitted kitchen with integrated appliances and sleek finishes | Comfortable double bedroom with fitted mirrored wardrobes | Stylish bathroom with walk-in shower and chic monochrome tiling | Bright conservatory leading to the rear garden | Private driveway for off-road parking | Large, enclosed rear garden ideal for relaxing or entertaining | Gas central heating and double glazing throughout



ACCOMMODATION

Entrance Hall - Approached via a modern partglazed composite door, radiator, glazed door to Living Room.

Living Room - 13'8" x 11'7" (4.17m x 3.53m) Having UPVC window to front aspect modern wall mounted electric fire, radiator, television point.

Kitchen - 11'6" max x 7'2" (3.5m max x 2.18m) Having UPVC window to rear aspect with garden views, glazed UPVC door to side aspect giving access to side lobby.

Fitted with a generous range of modernj contemporary handless base, eye level and larder unitl with built in fridge/freezer and washing machine, composite sink, induction hob with extractor over, eye level oven and microwave.

Shower Room - Opaque glazed UPVC window to rear aspect, fitted with a 3 piece suite comprising close coupled WC, vanity unit housing hand wash basin, double shower cubicle with mains fed shower over, fully tiled walls.

Bedroom 1 - 11'7" x 9'4" (3.53m x 2.84m) UPVC window to



front aspect, built in double wardrobe with sliding doors, radiator, television point.

Bedroom 2 - 9'4" x 8'3" (2.84m x 2.51m) UPVC patio doors to rear leading to conservatory, built in double wardrobe, radiator.

Conservatory - 10'2" x 9'1" (3.1m x 2.77m) being of brick and UPVC construction with a sloping polycarbonate roofradiator glazed door to patio.



Side Lobby - Being of UPVC constuction with glazed doors to front and rear aspects.

Outside - The front gardens are laid to two low maintenance gravelled beds with paved pathways, a generous tarmac driveway extends to the side of the property.

The rear garden is very well proportioned with a generous paved patio area, shaped lawn with slate chipped border outside light ans shed.

LOCAL AUTHORITY

Lincoln, Lincoln

TENURE

Freehold

COUNCIL TAX BAND

A

