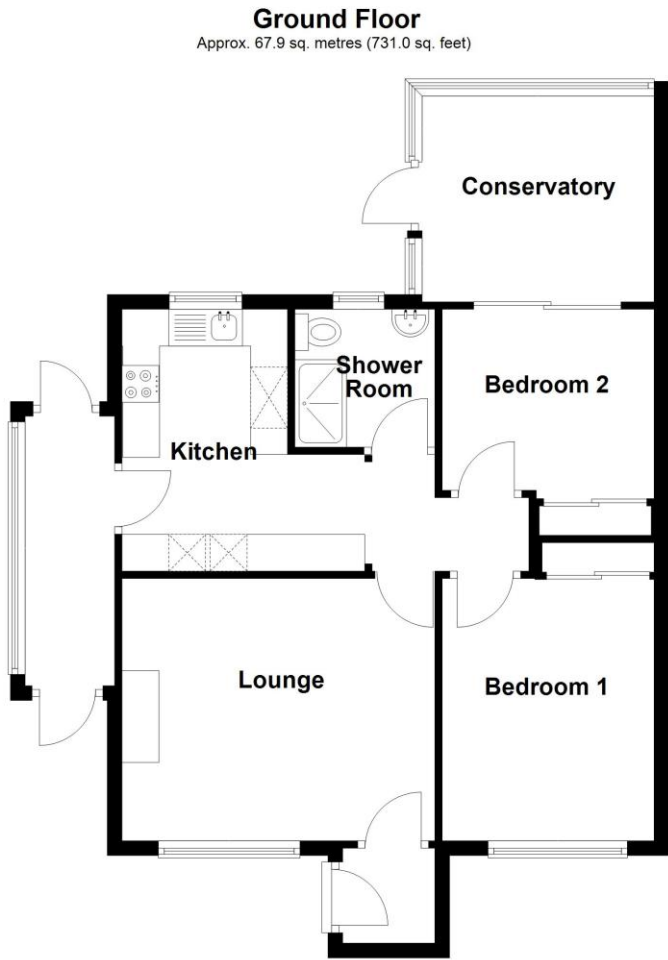


Montaigne Close, Lincoln, Lincolnshire

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

