



Orchid Road, Lincoln LN5 9XD

welcome to

Orchid Road, Lincoln

Situated in a highly sought after residential area is this well presented three bedroom semi-detached home benefitting from front and rear gardens, summer house, integral garage, three reception rooms and en suite to master bedroom. Call now to view!



Entrance Hall

Double glazed door to the front, internal door opening to lounge

Lounge

10' 5" x 13' 9" (3.17m x 4.19m)

Double glazed window to the front, coving to the ceiling, radiator, feature gas fireplace with granite hearth and surround and maple wooden mantelpiece, door accessing dining room

Dining Room

10' 1" x 11' 4" max incl stairs (3.07m x 3.45m max incl stairs)

Double glazed sliding door opening to conservatory, coving to the ceiling, radiator, stairs rising to first floor, doorway to kitchen

Kitchen

7' x 10' 2" (2.13m x 3.10m)

Double glazed window to the rear and further door accessing side rear garden, a fitted kitchen in a range of wall and base units with work surfaces, inset gas hob with wall mounted cooker hood over, integral oven, space for washing machine, space for fridge freezer, wall mounted gas central heating boiler, radiator

Conservatory

9' 10" x 9' 10" (3.00m x 3.00m)

Double glazed windows to the rear and sides, further double glazed double doors accessing rear garden patio, ceiling mounted fan and light, radiator, tiled flooring

First Floor Landing

Loft access, radiator, internal doors accessing bedrooms and bathroom

Bedroom One

10' 4" x 12' 6" (3.15m x 3.81m)

Two double glazed windows to the front, radiator, laminate flooring, door to:-

En Suite

Double glazed obscure window to the side, walk in shower cubicle with wall mounted shower, wc, wash hand basin, chrome heated towel rail, extractor fan

Bedroom Two

10' 3" x 8' 1" (3.12m x 2.46m)

Double glazed window to the rear, radiator, laminate flooring

Bedroom Three

8' 3" max x 8' 4" max (2.51m max x 2.54m max)

Double glazed window to the front, radiator, laminate flooring

Bathroom

Double glazed obscure window to the rear, bath with mixer taps, wc, wash hand basin, extractor fan, built in cupboard housing hot water cylinder, slatted linen storage

Outside

Property benefits from a tarmac driveway providing off road parking for two vehicles, pathway to the front door with flower and shrub borders to the front, path continuing through gated side access to rear garden. The rear garden has gated side access and is fully fence panel enclosed and benefits from patio area, area of lawn with mature flowers and shrubs surrounding, timber shed, greenhouse, pond with water feature and summer house

Summer House

A timber summer house with double doors opening to the front and window to the side, with power point

Integral Garage

17' max x 7' 8" (5.18m max x 2.34m)

Up and over door to the front



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welcome to

Orchid Road, Lincoln

- GUIDE PRICE OF £220,000-£230,000
- THREE GENEROUS BEDROOMS WITH EN SUITE TO MASTER
- THREE RECEPTION ROOMS
- POPULAR CUL-DE-SAC LOCATION
- SUMMER HOUSE

Tenure: Freehold EPC Rating: D

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR119727 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk