



2 Atwater Court  
Glebe Park, Lincoln. LN2 4SQ

**BELL**  
ROBERT BELL & COMPANY



## 2 Atwater Court, Lincoln

Located in the popular Glebe Park area, which lies on the outskirts of Lincoln City Centre, highly accessible for the A15/A46 ring road which makes access out of the city easily within reach. There are excellent shopping services nearby with Supermarkets and The Carlton Centre, whilst more comprehensive pubs, restaurants and shopping can be found within the city itself.

The well-proportioned accommodation is offered with No Onward Chain and has been the subject of much redecoration and comprises in brief:- reception lobby, study area, living area, dining area and kitchen. On the First Floor there are three bedrooms, the Main Bedroom has an en-suite with the other two having dressing areas. Bathroom and separate W.C. Outside there is a front garden with drive which leads to the single integral garage and a rear garden.

### ACCOMMODATION

**Entrance Lobby** approached via uPVC entrance door with double glazed insert; radiator. Doors to garage and to:

**Study Area** with double glazed window to the front aspect; double radiator. Archway to:

**Lounge** having fireplace, staircase to first floor with under stairs storage cupboard, coving and two wall light points. Archway to:

**Dining Area** with double radiator and coving. Double glazed patio doors to garden and door to:

**Kitchen** having double glazed window to the rear aspect; range of fitted units, roll top work surfaces with inset single drainer stainless steel sink unit, built-in oven and hob and Gas boiler. Stable door to garden.





## First Floor

**Landing** with access to loft space.

**Main Bedroom** with double glazed window to side aspect; doorway to:

**En-Suite Shower Room** having double glazed window to rear aspect; step-in shower, low level WC, pedestal wash hand basin, radiator and tiled splash backs

**Bedroom 2** with double glazed window to front aspect; double radiator, archway to Dressing Area

**Bedroom 3** with double glazed window to the front, radiator. Archway to Dressing Area.

**Bathroom** having double glazed window to rear aspect: bath, pedestal wash hand basin, radiator. Built in airing cupboard housing hot water cylinder.

**Separate WC** with double glazed window to the rear aspect.

## OUTSIDE

There is an area of lawn to the frontage, block paved driveway providing parking and access to the single **Integral Garage** with up and over door, light and electric.

The rear garden is lawned with a patio area.



**Lincoln City Council – Tax band: C**

**ENERGY PERFORMANCE RATING: D**

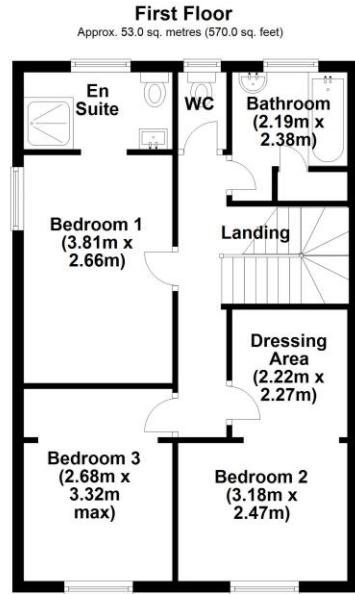
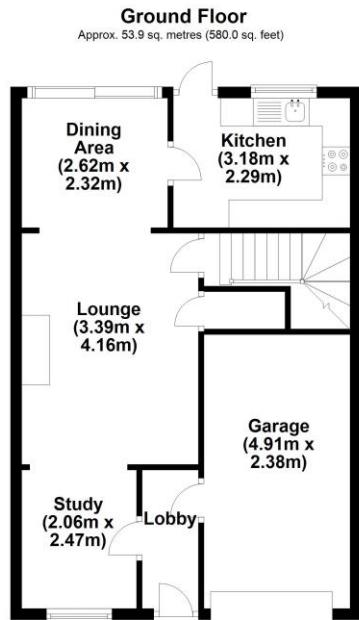
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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Total area: approx. 106.8 sq. metres (1150.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



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