



17 Spire Close
Lincoln. LN1 3QE

BELL
ROBERT BELL & COMPANY



17 Spire Close, Lincoln

NO ONWARD CHAIN! This modern build mid terraced property is situated in a popular residential area on the edge of the city of Lincoln. The property's location offers good access to the city centre and the Cathedral quarter as well as major roads out of the city.

The accommodation comprises: fully fitted kitchen, lounge/diner with French doors leading out to the private rear garden, two bedrooms, the main having built in storage space and a family bathroom. The property also features a downstairs cloakroom, gas central heating, double glazing and allocated parking.

ACCOMMODATION

Entrance Hall having obscure double glazed panel front entrance door, staircase up to first floor, attractive wood style flooring, radiator and power points. Doors through to lounge diner, kitchen and

Cloakroom [4' 8" x 3' 2" (1.42m x 0.96m)] comprising a corner wash hand basin with tile splash back, low-level WC, attractive wood style flooring, radiator and extractor vent.



Kitchen having a very pleasant westerly view up Spire Close; a good range of contemporary style fitted units comprising; single drainer stainless steel 1 1/2 bowl sink unit with cupboard space and room for laundry white good below. Adjoining fitted work surface to one side of the sink unit extends around the adjoining wall with a tier of four drawers, cupboard space, a brushed steel Zanussi oven below with brushed steel cooker hood above, splash back with accompanying wall cupboard space on either side. To one corner a fitted cupboard space houses the Potterton Promax Combi HE Plus gas fired central heating oil. There is a radiator, ceiling spotlight fitting and power points.



Lounge Diner [14'4" x 13'8" (4.37m x 4.16m)] having a very pleasant easterly outlook from the French doors across the rear garden and beyond towards neighbouring playing field; built-in under stairs storage cupboard space, attractive wood style flooring, two radiators with one having a decorative radiator cover, TV and telephone point and power points.

First Floor

Landing with access to roof space and power points.

Bedroom 1 [11'4" x 10'1" (3.45m x 3.07m) opening in part to 14'3" (4.34m)] with an attractive outlook to the west up Spire Close; built-in clothes cupboard, radiator and power points.

Bedroom 2 [11' 1" x 7' 5" (3.38m x 2.26m) max dimensions] having a very pleasant easterly outlook down over the rear garden and beyond to neighbouring playing field; radiator and power points.

Bathroom [6'6" x 6'2" (1.98m x 1.88m)] with a well presented fitted suite comprising panelled bath with shower fitting, accompanying wall tiling and shower screen above, pedestal wash hand basin with tiled splash back, low-level WC, radiator and extractor vent.

OUTSIDE

This house stands in a central position in the terrace at the very head of the Close having a small garden area to the front with attractive mature shrubbery. ***



There is a pedestrian access around the rear of the terrace from the car parking area through to the rear garden well enclosed by tall panel fencing, predominately laid to lawn with an accompanying good size paved patio area adjoining the rear eastern elevation of the house onto which the French doors of the lounge diner open.

***** NOTE:** Maintenance charge applicable as the front garden shrubbery comes under the ownership of the Management Company- Meadfleet Ltd, Stevenage.

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: C

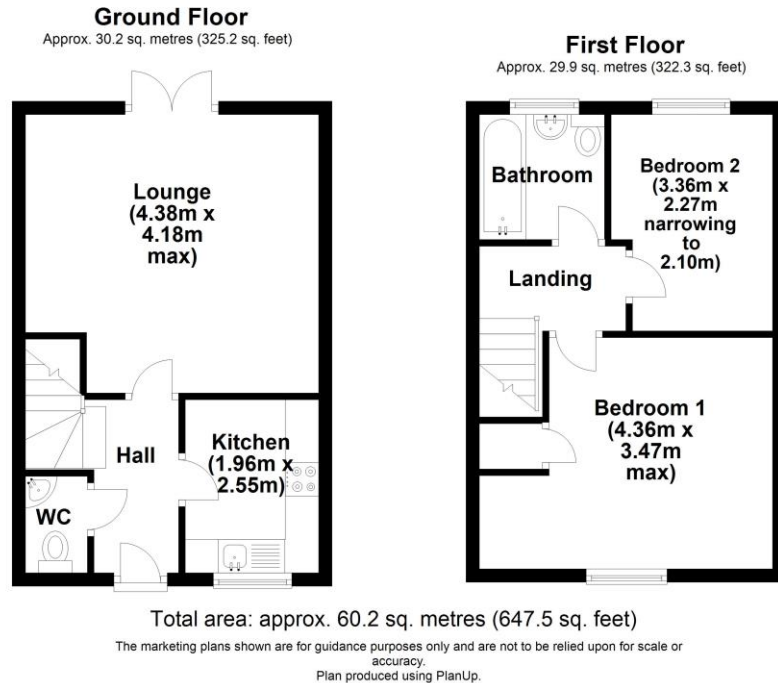
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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

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