



**4 Allenby Close**

Lincoln, Lincolnshire, LN3 4RH





## 4 Allenby Close

Lincoln

This an appealing modern, three storey, three bedroom, mid-terrace house, very conveniently located for quick and easy access to Lincoln City centre.

Close to Lincoln County Hospital, well respected primary and secondary schools and an excellent range of shopping and social amenities off Outer Circle Road to include The Carlton Centre, selection of supermarkets, discount and furniture stores, also accessible from Wragby Road.

### ACCOMMODATION

**Entrance Hall** having an obscure double glazed panelled front entrance door, staircase up to first floor and radiator. Doors through to kitchen, lounge diner and to:

**Cloakroom** comprising corner wash hand basin with tiled splash back, low level WC, radiator and extractor vent.

**Kitchen** having a northerly outlook across the front of the terrace pathway and beyond towards Monks Road; an attractive comprehensive range of contemporary style fitted kitchen units with hardwood work surface areas, single drainer one and a half bowl sink unit inset, room for laundry appliance and a brushed steel featured oven beneath, brushed steel four ring gas hob to surface with an accompanying cooker hood above and wall cupboard space sat on either side. To the corner is the concealed Glowworm gas fired central heating boiler. To one end of the room there is a further area of work surface with cupboard space beneath, fitted shelving above room and room to one corner for upright fridge/freezer. There is a ceiling spotlight fitting.

**Lounge Diner** having a southerly outlook over rear courtyard garden with French doors providing access out onto the patio area; attractive contemporary design style fireplace surround with marble style back and hearth suitable for an electric fire; built-in under stairs storage cupboard space and radiator.





## First Floor

**Landing** with staircase up to second floor, doors to:

**Bedroom** of good proportions having a southerly outlook over the rear of the property; fitted shelving/storage space to one wall, and radiator.

**Family Bathroom** having a panelled bath across one wall with accompanying mixer tap/shower attachment, tiled splash back and shower curtain rail above; pedestal wash hand basin, low level WC, ladder back style radiator/towel rail and extractor vent.

**Bedroom** with a northerly outlook towards Monks Road and radiator.

## Second Floor

**Landing** with radiator and door through to:

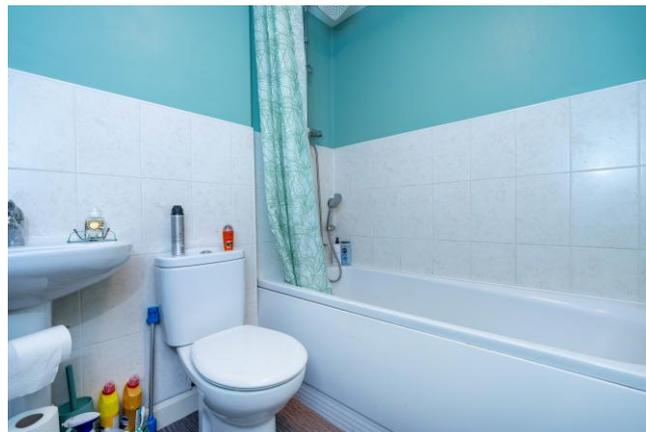
**Principal Bedroom** having a pleasant southerly outlook from the dormer window down over the rear enclosed garden and beyond to neighbouring properties off Allenby Close; access to roof space and radiator. Door to:

**Good sized En-suite Shower Room** with a northerly outlook to the front of the property; corner shower cubicle with appropriate shower fitting and full height wall tiling, pedestal wash hand basin with tiled splash back and low level WC. Built in airing cupboard containing the insulated hot water cylinder with immersion heater, ladderback style radiator/towel rail, radiator and extractor vent.

## OUTSIDE

From Allenby close there is a footpath which provides pedestrian access to the front doors of all the homes in the terrace. The path continues around to the rear, from where there is a getaway providing access into the rear garden, which has been low maintenance landscaped. There is a large paved patio terrace adjoining the rear southern elevation of the house onto which patio doors of the lounge diner open, trellis fencing to screen the waste bin storage area and an accompanying useful garden shed and outside water tap.

The house benefits from having a nearby numbered off street car parking space for one family vehicle.





#### 4 Allenby Close

Approximate Gross Internal Area  
 Ground Floor = 33.3 sq m / 358 sq ft  
 First Floor = 33.0 sq m / 355 sq ft  
 Second Floor = 30.2 sq m / 325 sq ft  
 Total = 96.5 sq m / 1038 sq ft



= Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Lincoln City Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc

**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...

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