



23 Edendale Gardens Uphill Lincoln. LN1 3RN

BELL

23 Edendale Gardens is a well-presented, three-bedroom semi detached family home, enjoying driveway and garden spaces to northern Lincoln. Enjoying a modern finish, with up-to-date kitchen and bathrooms installed, the property will suit a range of potential purchasers. The property provides flowing ground floor space, with an initial, hybrid entrance way / utility space; kitchen, dining and lounge areas.

The property is well-located for the A46 bypass road and the centre of the historic city of Lincoln.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

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ACCOMMODATION

Utility having composite double glazed obscure main entrance door, uPVC double glazed obscure door and window to side; wood effect flooring, radiator, ceiling light and power points. Open doorway to:

Dining Kitchen having uPVC double glazed window to rear aspect; storage units into base and wall levels, sink and drainer to square edge worktop, integrated fridge-freezer and washing machine. Wood effect flooring, radiator, ceiling lights and power points. uPVC double glazed French doors to rear, open to:

Lounge having uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points. Wood door to utility / entrance way.

First Floor -Landing with carpeted floor and ceiling light. Doors to first floor accommodation.

Master Bedroom having uPVC double glazed window to front aspect; built in storage space above stairs, carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to rear aspect; P shaped panel bath with shower over, pedestal wash hand basin and low level WC. Wood effect flooring, heated towel rail and ceiling lights.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached up a concreted path, with gravel chipped parking space to the front suitable for multiple vehicles. A gate to the side ensures a child and pet friendly rear garden, laid to lawn with hard standing patio seating spaces, and mature shrubs.



Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: C Gas central heating

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
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure prepared 30.10.2025



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