



2 Anzio Green
Off Dunkirk Road, Uphill Lincoln. LN1 3PW

BELL

2 Anzio Green, Lincoln

NO ONWARD CHAIN! This is a modern, three bedroom semi-detached property situated in the Uphill area of the City, close to the historic Castle, Cathedral and Bailgate shopping area.

The property comprises, entrance lobby, living room, dining kitchen, cloakroom, three bedrooms with en-suite to master, family bathroom. There is a large partly wall enclosed garden to the rear, driveway and garage to the frontage.

ACCOMMODATION

Entrance Lobby with uPVC obscure double glazed panel front entrance door, staircase up to first floor, wood style laminate flooring and radiator. Door to:

Living Room (13'10" by 12'6") having a very pleasant easterly outlook over the front garden and across the small close of attractive modern homes; coving, wood style laminate flooring, radiator and inset ceiling spotlight fittings. Door through to:

Dining Kitchen (15'11" by 8'11" narrowing in part to 7'7") having a pleasant westerly view across the rear garden in part; a range of contemporary style fitted base, drawer and wall units, work surface areas with single drainer stainless steel sink unit inset with room beneath for an appropriate laundry white good. The work surface extends around the adjoining walls with a tier of three drawers, cupboard space and a brushed steel featured oven beneath, brushed steel four ring gas hob to surface and above co-ordinating cooker hood. Tiled splash backs to all fitted work surface areas, tiled floor to kitchen area, wood style laminate flooring to dining area. Built in under stairs storage cupboard, radiator and inset ceiling spotlight fittings. uPVC double glazed panel rear entrance door to garden and door through to:

Cloakroom (5'2" by 3'3") comprising low-level WC and small wash hand basin with splashback, tiled floor and extractor vent.





First Floor

Landing with built in linen cupboard and access to roof space. Doors to first floor accommodation.

Bathroom (6'5" by 5'10") having panel bath with mixer tap/shower attachment, shower screen and wall tiling to full height above, pedestal wash hand basin with return splash back and low level WC. Tiled floor, ladder back style radiator/towel rail and inset ceiling spotlight fittings.

Bedroom 3 (8'4" by 6'1") with very pleasant easterly outlook down over and green; radiator and power point.

Bedroom 2 (9'1" by 8'11") with a westerly view down over the partly wall enclosed rear garden; and radiator.

Master Bedroom (11'6" by 9'4".) with a view down over the front garden and across the homes in Anzio Green; coving, radiator and inset ceiling spotlight fitting. Door through to:

En-suite Shower (6'4" by 3'3") having built-in shower cubicle to one wall with shower fitting and accompanying full height wall tiling, pedestal wash hand basin with splash back, low level WC, ladder back style radiator/rail, inset ceiling spotlight fittings.

OUTSIDE

Anzio Green is a very pleasant small cul-de-sac of attractive three bedroom modern homes with a private tarmac driveway entrance and gravel driveway running off to the property giving access to attached **Garage** {17'6" x 8'10" } with up and over door, service door to rear providing access to the rear garden, wall mounted Ideal Exclusive2 gas fired central heating boiler, fluorescent lighting strip and power point. The front garden has been laid to lawn.

East Lindsey District Council – Tax band: B

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.

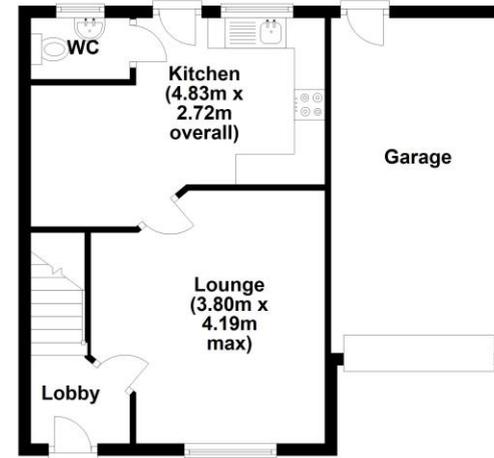
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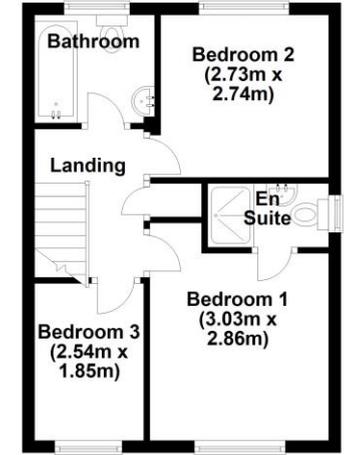
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Ground Floor
Approx. 49.5 sq. metres (533.1 sq. feet)



First Floor
Approx. 33.8 sq. metres (363.5 sq. feet)



Total area: approx. 83.3 sq. metres (896.6 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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