



6 Chippendale Close
Lincoln. LN6 3PR

BELL



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This is genuinely an outstanding three-bedroom detached bungalow, refurbished by the sellers to a very high standard with high contemporary design style appointment throughout, standing in larger than average delightfully landscaped grounds of 0.2 of an acre (sts), in this most appealing tree sheltered cul de sac of quality homes located in what is a very popular residential suburb of the historic City of Lincoln.

There is a good range of neighbourhood shopping and social facilities, including Birchwood Shopping Centre, medical centre, pre-school/nursery, primary and secondary schools. There are quick and easy routes out to the Lincoln city centre and its excellent range of shopping and social facilities and accompanying bus services. The A46 bypass is just a short drive away and runs out southwest of the city/North Hykeham to the A1 and Newark with its high speed rail link to London Kings Cross.

ACCOMMODATION

Hallway having an attractive uPVC arched double glazed front entrance door with accompanying side panel, quality Karndean wood style flooring, built in storage cupboard, access to roof space, radiator, ceiling lights and power points. Appealing contemporary panelled doors to bedrooms and bathroom. Decorative obscure glazed panelled door with matching side panel through to:

Living Room with uPVC double glazed leaded featured bow window with an appealing outlook over the front of the property and window to side aspect; quality Karndean wood style flooring, TV point, radiator, ceiling light and power points. Large open archway through to:



Stunning Large feature Dining Kitchen having a very appealing outlook over the rear garden to the east from the uPVC double glazed sliding patio doors with an accompanying view through to the adjoining Conservatory. There is an eye-catching range of high-quality contemporary design style fitted units to base and wall levels with Franke composite sink inset to Quartz work surfaces plus a full height bank across one wall. All appliances are Neff integrated, fridge, freezer, washing machine, dishwasher, oven, microwave and induction hob beneath extractor canopy. High quality Karndean wood style flooring, ceiling spotlights, feature hanging light fitting over dining space and power points. uPVC double glazed door through to:

Conservatory double glazed and having a delightful easterly outlook view over the rear landscaped garden; tiled floor and cold water tap. Two glazed panelled doors providing access out onto the garden patios areas.

Master Bedroom with uPVC double glazed leaded window providing a very pleasant view out over the rear garden; high quality Karndean wood style flooring, radiator, ceiling light and power points. Door through to:

En-suite Washroom having uPVC double glazed obscure leaded window to side aspect; a very appealing contemporary design style wash hand basin with toiletry cupboard space below and adjoining integral low-level WC with concealed cistern. Accompanying attractive feature wall tiling as appropriate, high quality Karndean wood style flooring, radiator, built in storage cupboard space to one wall and ceiling light.

Shower Room having uPVC obscure double glazed window to side aspect; attractive contemporary design style appointment comprising good sized walk in shower cubicle with shower fitting having a monsoon head and hand held wash attachment, cantilevered wash hand basin and low level WC. Very appealing feature wall tiling as appropriate, high quality Karndean wood style flooring, radiator and ceiling spotlights.

Bedroom 2 with uPVC double glazed leaded window overlooking the front grounds to the west; excellent wardrobe space across one wall with floor to ceiling sliding panel doors, high quality Karndean wood style flooring, radiator, ceiling light and power points.

Bedroom 3/Home Office with uPVC double glazed leaded window with a view over the front garden; high quality Karndean wood style flooring, radiator, ceiling light and power points.



OUTSIDE

This distinguished bungalow is located at the very head of the close, sheltered from the north and from Birchwood Avenue by an adjoining attractive mature spinney of trees. The property is approached across a gravel driveway which initially sweeps around in front of the bungalow to provide good parking for visitors. The front garden is laid to lawn in part and sheltered by magnificent mature trees, including Birch and Conifer. To the front of the bungalow itself, is a well-stocked feature bed with an attractive range of shrubs inset. We are also informed there is a grass-grid reinforced lawn area providing potential for additional parking as needed.

The main driveway also extends down the southern elevation of the bungalow, offering yet further parking space for family and visitors, as well as access to the good-sized **Double Garage** with up and over door, service door to rear, light fitting and power points. From this driveway there is a pedestrian gate providing access into the delightful tree sheltered landscaped garden, with its large feature patio areas, lawn and mature well stocked wood sleeper edged beds/borders, which also extend around into garden running down the northern elevation of the bungalow, from where there is pedestrian gate providing direct access into the front garden.

The bungalow is fortunate in having such large and surprisingly private eye-catching landscaped grounds.

Lincoln City Council – Tax band: C

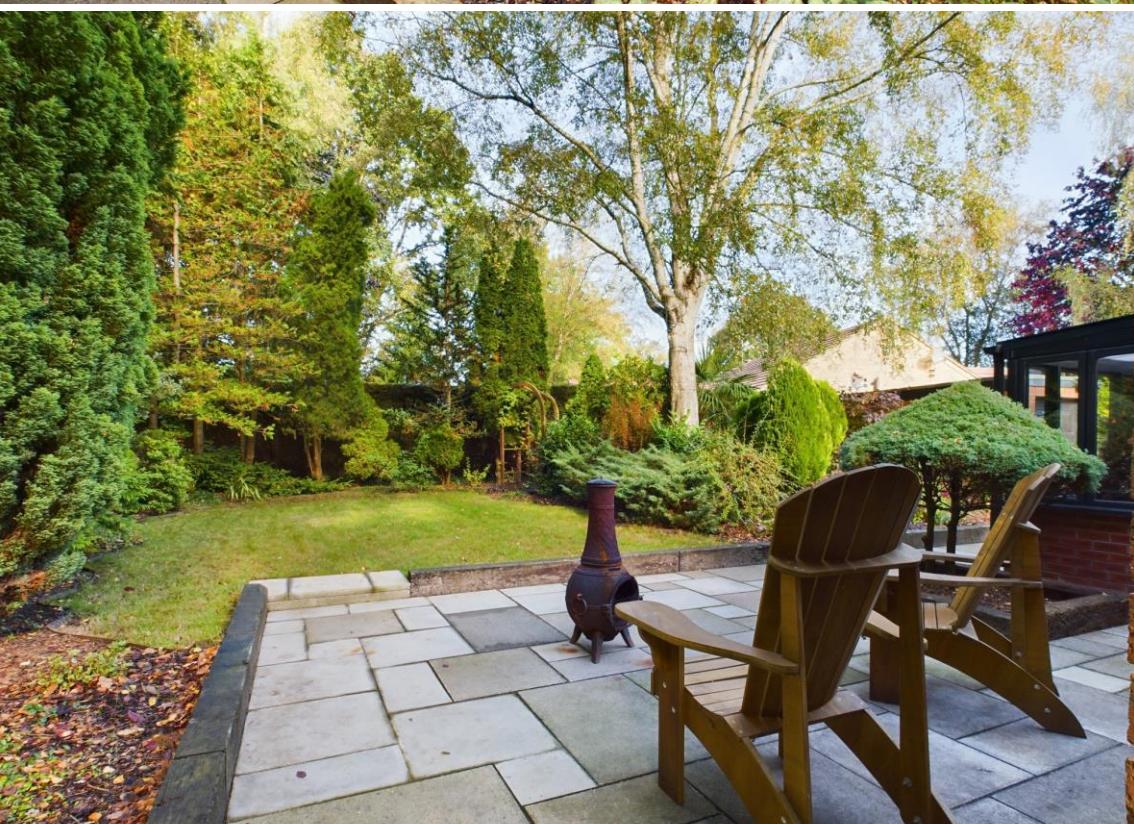
ENERGY PERFORMANCE RATING: C

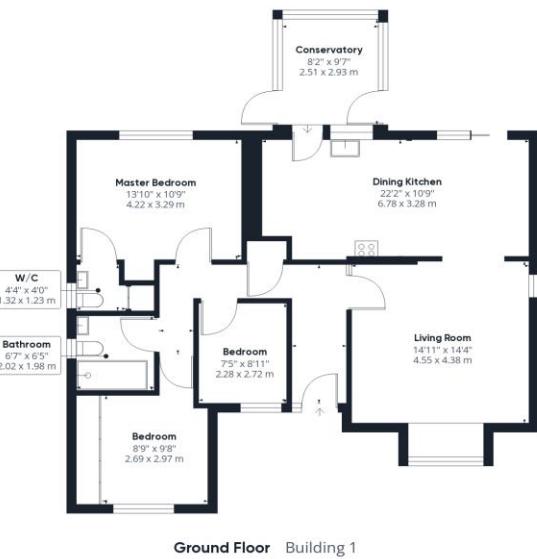
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office

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BELL**Approximate total area⁽¹⁾**1330.21 ft²123.58 m²⁽¹⁾ Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360**DISCLAIMER**

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