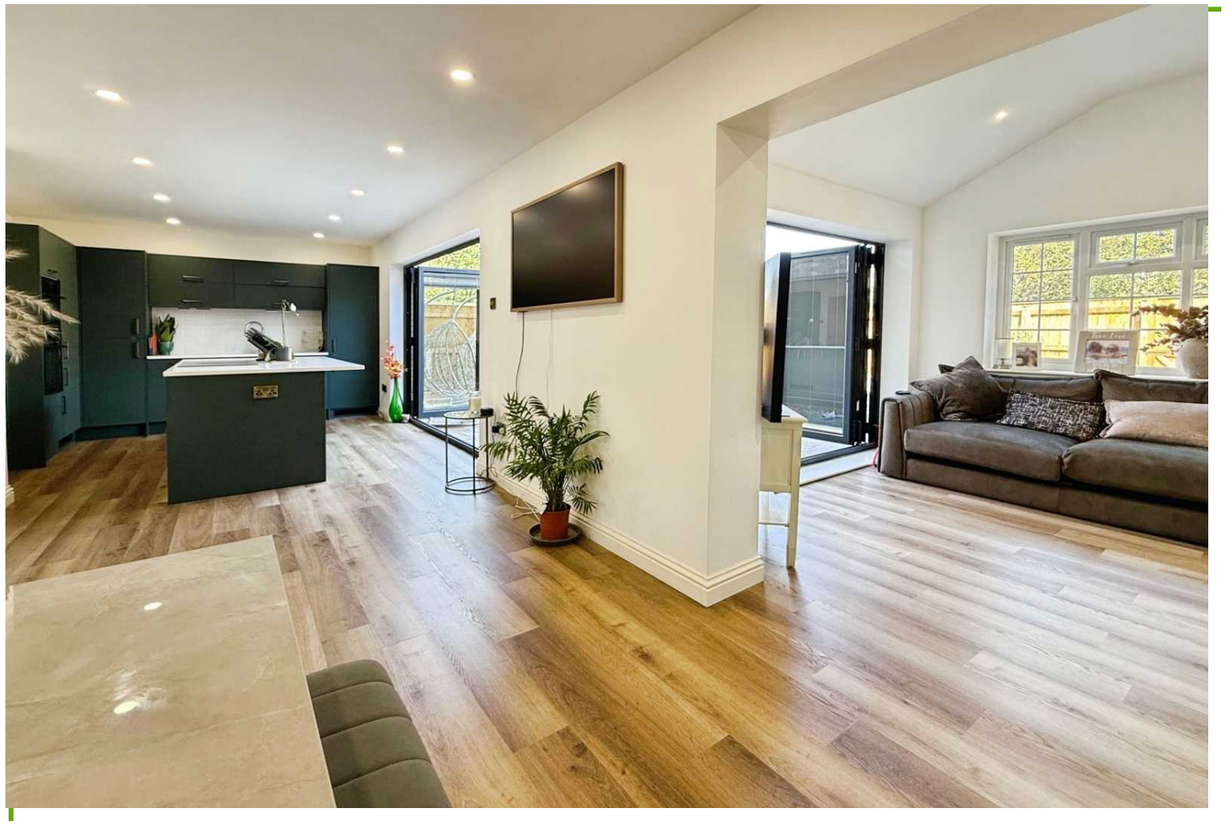
















Glenbank Close, Lincoln, LN6

Offers Over: £375,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Glenbank Close, Lincoln, LN6

Offers Over: £375,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: TBC
Local Authority: North Kesteven District Council, Sleaford

Other important information which you will need to know about this property can be found at your-move.co.uk

IMPRESSIVE AND IMMACULATE FOUR BEDROOM FAMILY HOME PRESENTED TO THE HIGHEST OF STANDARDS This Four bedroom Detached family home has been extended and enhanced exceptionally allowing families to turn the key and move straight in. Offering ample off street parking and an stunning landscaped rear garden. BOOK YOUR VIEWING NOW! North Kesteven District Council-Band C

Entrance Hall
Welcoming entrance hall comprising a radiator, composite entrance door to the front aspect, laminate flooring and ascending carpet staircase leading to the first floor landing.

Lounge
11'11" x 14'4" (3.63m x 4.37m)
Tastefully finished lounge comprising carpet flooring, radiator, television aerial point and a double glazed bay window to the front aspect.

Kitchen-Diner
9'8" x 29'2" (2.95m x 8.9m)
Modern, impeccable, flawless and naturally bright kitchen-diner comprising a range of wall and base units with contrasting granite work surfaces, matching central island with base units and and integral induction hob with a downdraft extraction fan, integral oven, integral fridge freezer, integral dishwasher, sink and drainer unit, ceiling spotlights, wall panel radiator, double glazed bifold doors to the rear aspect with inset perfect fit blinds. This impressive space also offers space for a well sized family dining table and a multi fuel Swedish style burner and open access through to the snug/sun room.

Snug/Sun Room
Airy and well finished snug/sun room comprising double glazed windows to the rear aspect, wall panel radiator, television aerial point, laminate flooring, vaulted ceiling and double glazed bifold doors to the side aspect with inset perfect fit blinds.

Utility Room
Providing access to the ground floor WC and integral garage this utility space also offers space and plumbing for a washing machine.

WC
Hosting a low level WC, wash hand basin, radiator and a double glazed window to the side aspect.

Landing
With carpet flooring, loft access and access to;

Bedroom 1
17'5" x 9'10" (5.3m x 3m)
Well sized and beautifully bright double aspect master bedroom comprising carpet flooring, radiator and double glazed windows to the side and rear aspect.

Ensuite
9'10" x 5'7" (3m x 1.7m)
Immaculate and modern ensuite hosting a walk in shower, low level WC, radiator rail, vanity unit wash hand basin, partially tiled walls and a double glazed window to the rear aspect.

Bedroom 2
12' x 10'10" (3.66m x 3.3m)
Double bedroom with carpet flooring, radiator and a double glazed window to the front aspect.

Bedroom 3
12'2" x 8'10" (3.7m x 2.7m)
Double bedroom with carpet flooring, radiator and a double glazed window to the rear aspect.

Bedroom 4
7'7" x 7'1" (2.3m x 2.16m)
Single bedroom comprising a radiator, laminate flooring and a double glazed window to the front aspect.

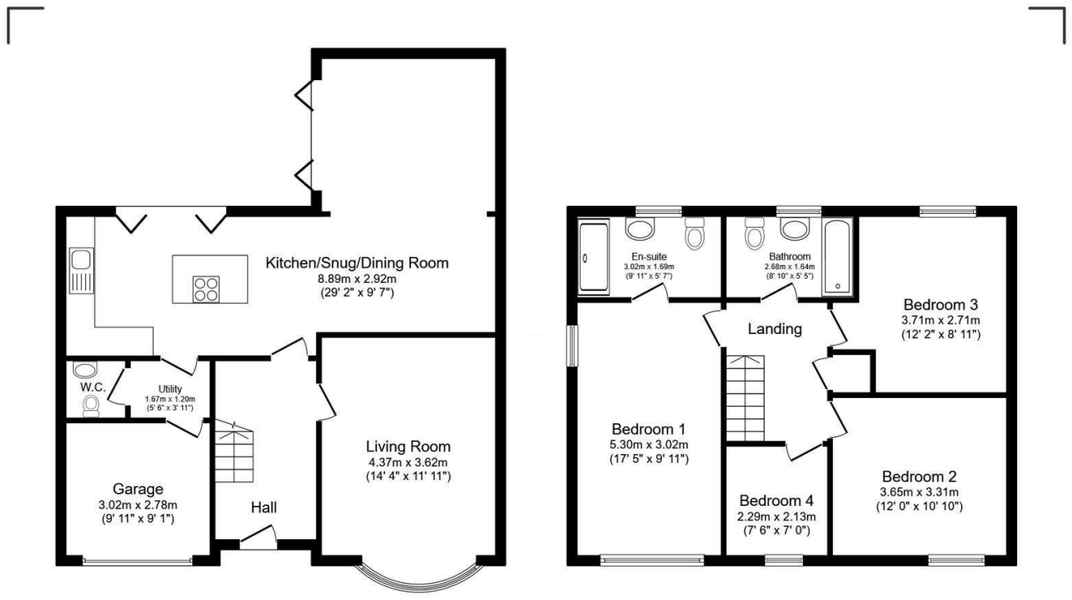
Bathroom
8'10" x 5'5" (2.7m x 1.65m)
Modern family bathroom suite comprising a panelled bath with an overhead shower, low level WC, vanity unit wash hand basin, radiator rail, partially tiled walls and a double glazed window to the rear aspect.

Garage
Single integral garage with internal power and lighting, electric roller garage door and a personal door providing dry access from the utility room.

Gardens
The front aspect of the property offers ample off street parking with the gravel laid driveway. The beautifully landscaped, well sized, sun rich and ready to enjoy rear garden is laid to a combination of artificial grass, lawn and patio, all of which is enclosed with close board fencing enhancing the privacy.

For full EPC please contact the branch.

Tenure
Freehold
North Kesteven District Council
Tax Band C



Total floor area: 140.2 sq.m. (1,509 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

YOUR MOVE
your-move.co.uk

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by National Home Move Limited, (company number 11805074), registered in England at 5 Brooklands Place, Brooklands Road, Sale, M33 3SD. Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF. VAT registration no: 315 255 523.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.