



29, Burghley Road

| Lincoln | LN6 7YE

£290,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# 29

Burghley Road |  
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A Spacious and Well Designed, Detached Bungalow in a Quiet 'No Through Road'. Situated off the Skellingthorpe Road on the Western side of Lincoln City within easy reach of the A46 which provides links to further road networks. There is the beautiful Hartsolme Lake just a 'Stone's Throw' for stunning walks, a children's play area or just to while away some 'down-time' whilst enjoying a coffee at the cafe. Alternatively, you can take a 'stream-side' walk to the Tritton Road and enjoy the bustle of Lincoln's premier out of town shopping outlet. There is a Co-Op Store close by or a selection of supermarkets by car or on one of the regular buses. The Birchwood Centre is also easily accessible with Gym, additional Co-Op Store and Medical Centre plus other Independent shopping.

This Detached Bungalow was built in 1989 by Otter Homes with a nod to Spanish design, flare and a quality finish. It is warmed by gas radiator heating and retained by uPVC double glazing with a wood exterior finish and white interior finish. The accommodation comprises in brief: Storm Porch, Reception Hall, Living Room, Dining Area, Conservatory, Kitchen and Utility Room. There is then an Inner Hall which leads to the Three Bedrooms, En-Suite Shower Room and Bathroom. Outside there is a Low Maintenance Front Garden, Parking for Three Cars and access to the Attached Single Garage plus Rear Garden.

Offered For Sale with No Chain.

- Cherished & Well Maintained Bungalow
- Kitchen plus Utility Room
- Parking, Attached Garage & Gardens
- Two Receptions & Conservatory
- Three Bedrooms, Two Bathrooms
- No Onward Chain

## Storm Porch & Reception Hall

Storm Porch: Light. uPVC double glazed entrance door with stained and leaded feature with matching side screen to Reception Hall: Radiator. Coving. Architraves. Multi pane glazed door to Living Room and opening to Dining Area.

## Living Room

17'11 x 12'2 (5.46m x 3.71m)

Two windows to the front. Two double radiators. Coving. Ceiling rose. Electric fire set in white Adam style mantelpiece.

## Dining Area

13'9 x 10'5 (4.19m x 3.18m)

Double radiator. Coving. White panel effect doors to Kitchen and Inner Hall. Double glazed sliding patio doors to:-







## Conservatory

9'11 x 8'8 (3.02m x 2.64m)

Windows to sides and rear. Double glazed, double doors to rear garden.

## Kitchen

9'11 x 8'8 (3.02m x 2.64m)

Fitted wall and base units, wall units with pelmets. Roll top work-surface with inset one and a half bowl single drainer sink top. Tiled splashbacks. Electric oven, gas hob and extractor. Space for dishwasher. Tiled floor. Window to rear. White panel effect door to:-

## Utility Room

7'6 x 8'7 (2.29m x 2.62m)

Fitted wall and base units plus larger unit. Roll top work-surfaces with inset single drainer stainless steel sink. Tiled splashbacks and floor. Window to rear. Door to garage. Gas boiler. Double radiator. Half double glazed door to rear garden.

## Inner Hall

Radiator. Coving. Airing cupboard housing foam lagged hot water cylinder.

## Bedroom One

10'11 x 9'9 plus wardrobes and recess 3'0 x 3'4 (3.33m x 2.97m plus wardrobes and recess 0.91m x 1.)

Three double and one single wardrobes. Two windows to front. Coving. Two double radiators. White panel effect door to:-

## En-Suite Shower Room

Step-in shower cubicle. Low Level W.C. Wash hand basin in vanity unit with double cupboard under. Window to side. Radiator. Tiling to water sensitive areas.

## Bedroom Two

9'11 x 8'11 plus wardrobes (3.02m x 2.72m plus wardrobes)

Triple floor to ceiling fitted wardrobe. Coving. Radiator. Window to rear.

## Bedroom Three

11'1 x 8'2 (3.38m x 2.49m)

Window to front. Two double cupboards. Window to front. Coving. Access to loft. Radiator.

## Bathroom

Panelled bath with shower over. Pedestal wash basin. Low Level W.C. Radiator. Window to side. Tiling to water sensitive areas.

## Front & Rear Garden plus Single Garage

Front Garden being low maintenance with raised herbaceous borders. Block paved parking for three cars and giving access to Attached Single Garage. Rear Garden with Lawn. Pergola. Cold water tap. Borders. Attached Single Garage (20'1 x 8'7 - 6.12m x 2.62m) with Up and over door. Light and electric. Door to Utility Room.

## Additional Information

Tenure: Freehold. // Services: All mains services are connected.  
EPC Rating: T.B.C. // Council Tax Band: D - City of Lincoln Council



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Floor Plan to Follow

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#### Agents Note:

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.