

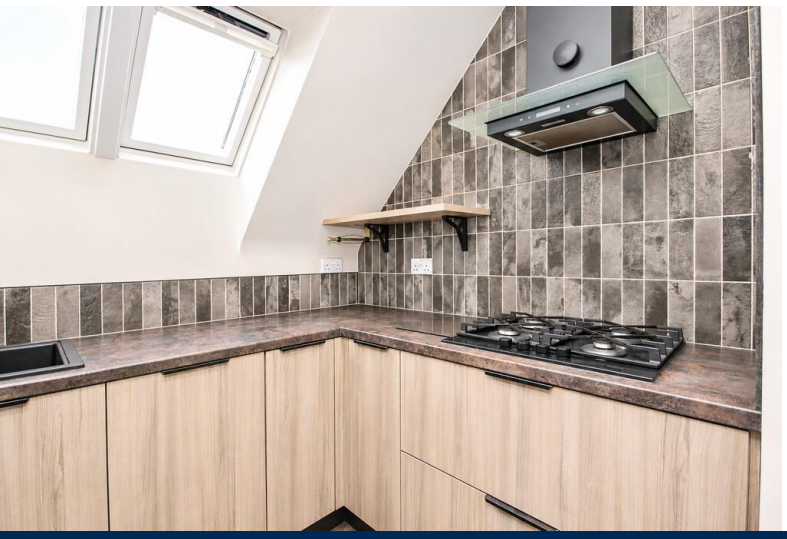
27 Ross Close

Lincoln, LN2 4WQ

Book a Viewing!

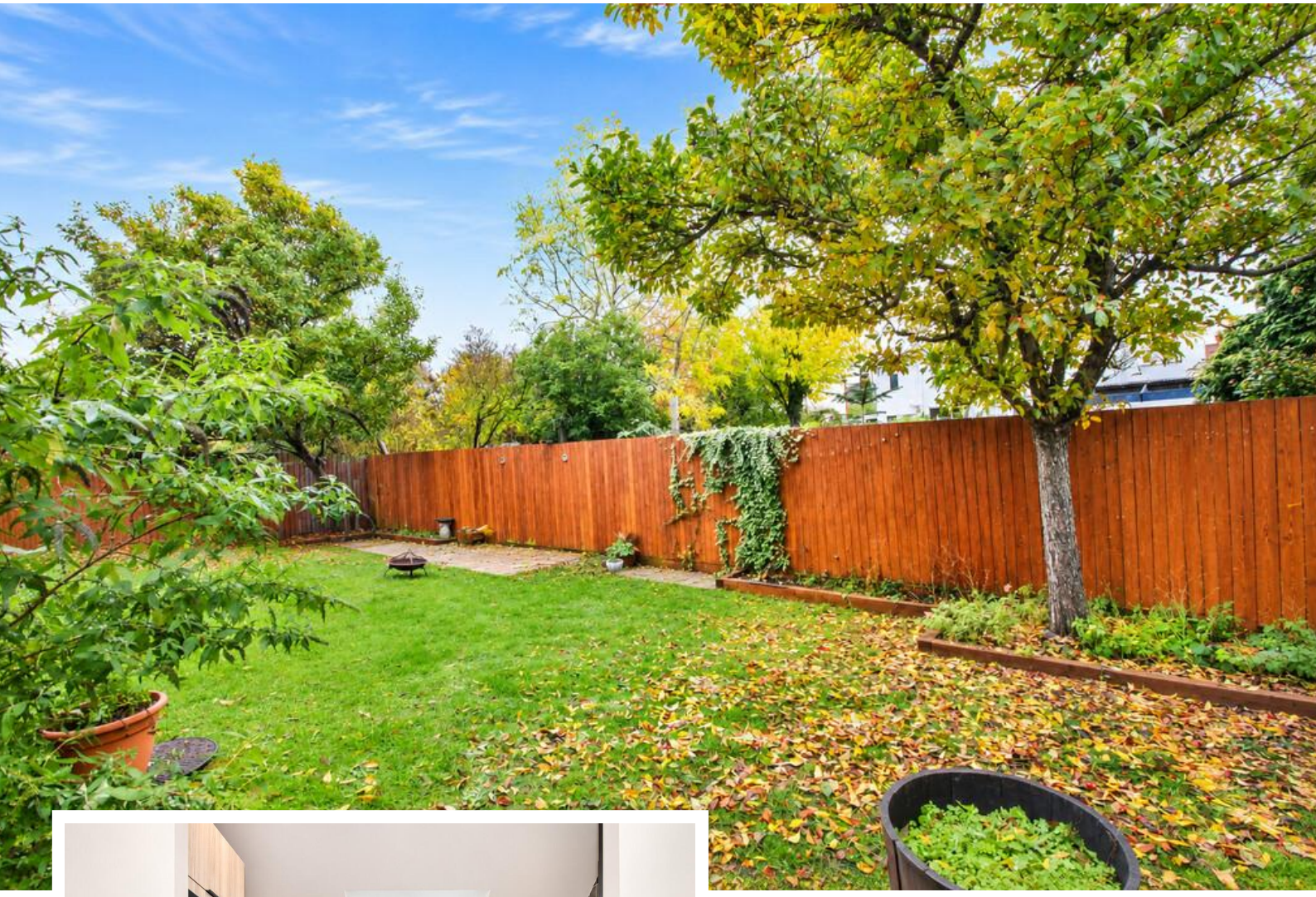
£180,000

Deceptively spacious Two Bedroom Coach House recently redecorated throughout and offering significantly more accommodation than first appears. Rarely do properties of this style benefit from their own enclosed garden, garage and allocated parking, making this an excellent opportunity for first time buyers, professionals or downsizers alike. The impressive open plan living accommodation, two double bedrooms and modern layout combine to create a home that is ready to move straight into. The accommodation comprises of a Private Entrance Hall with Utility Area, Open Plan Lounge, Dining and Kitchen space, Inner Hallway, Two Double Bedrooms, En-suite Shower Room, Family Bathroom, private enclosed garden, garage and allocated parking.





27 Ross Close, Lincoln, LN2 4WQ







LOCATION

Ross Close enjoys a convenient position to the north of Lincoln, within easy reach of the popular Carlton Centre, where a wide range of amenities can be found including Tesco Extra, Costa Coffee, shops, restaurants and leisure facilities. The property is also within walking distance of Lincoln Christ's Hospital School, making the location appealing to a variety of purchasers.

Lincoln city centre is easily accessible via regular bus services, whilst the nearby A46 bypass provides excellent road links towards Newark, the A1 and surrounding areas. Combining local amenities, transport links and schooling, this remains a highly popular residential location.

ACCOMMODATION

ENTRANCE HALL

With tiled flooring, radiator and side facing window, a useful utility area is incorporated within the entrance hall, fitted with worktops, storage cupboards and plumbing for a washing machine, stairs rise to the first floor accommodation.

OPEN PLAN LIVING

25' 9" x 16' 11 max" (7.85m x 5.16m) With ample space for both lounge furniture and a family dining table, UPVC French doors open onto a Juliet balcony, two radiators, built-in storage cupboard, additional cupboard housing the wall mounted Worcester Bosch gas combination boiler.









KITCHEN
9' x 5' 5" (2.74m x 1.65m) Fitted with a range of wall and base units with complementary work surfaces, integrated appliances include a fridge, freezer and dishwasher, an eye-level oven, gas hob and extractor hood, splashbacks, sink with mixer tap and dual Velux windows.

INNER HALLWAY
With access to the living accommodation and bedrooms, radiator and access to the loft space.

BEDROOM 1
11' 2" x 8' 1" (3.4m x 2.46m) With built-in wardrobe storage, UPVC window to the front aspect, radiator and access to the en-suite shower room.

EN-SUITE SHOWER ROOM
Fitted with a shower cubicle, WC and wash hand basin, laminate flooring, radiator, tiled splashbacks and forsted window.

BEDROOM 2
7' 2" x 7' 2" (2.18m x 2.18m) With UPVC window to the front aspect and radiator.

BATHROOM
Fitted with a three piece suite comprising bath with shower attachment, WC and wash hand basin with vanity storage, laminate flooring, heated towel radiator, extractor fan and frosted window.

OUTSIDE
A particularly rare feature for a coach house is the property's own private garden.
The enclosed garden is mainly laid to lawn with borders, securely fenced and provides valuable outdoor space ideal for seating, entertaining or gardening.

GARAGE
8' 5" x 8' 2" (2.57m x 2.49m) With lighting and manual up-and-over door, allocated driveway parking together with an additional allocated parking space.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker





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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

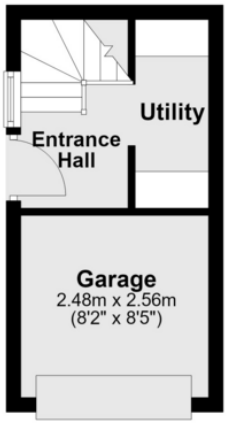
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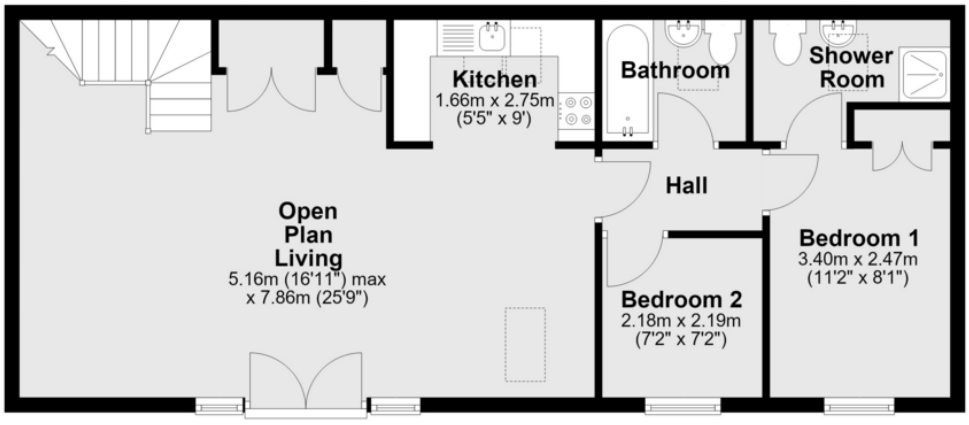
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Ground Floor
Approx. 13.2 sq. metres (142.2 sq. feet)



First Floor
Approx. 66.0 sq. metres (710.3 sq. feet)



Total area: approx. 79.2 sq. metres (852.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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The Property Ombudsman