



Exley Square, Lincoln, LN2 4WP



welcome to

Exley Square, Lincoln

This modern and versatile family home is situated within the ever popular uphill Lincoln area. Boasting three/four well-proportioned bedrooms, en suite to the main bedroom and bright living space over three storeys, this property would be well-suited to a wide range of buyers!



Entrance Hall

With entrance door, laminate flooring, radiator and stairs rising to first floor.

Utility / Wc

With obscured double glazed window to the front, wc, fitted base unit with work surface, stainless steel sink, space for washing machine and extractor fan.

Open Plan Kitchen/Living Space

With double glazed double doors opening to the rear garden, double glazed windows to the side, a modern fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with extractor fan and splashback, inset stainless steel sink and drainer, space for fridge freezer, breakfast bar, space for dining table, wall lights and radiator.

First Floor Landing

With stairs rising from Entrance Hall and stairs leading to second floor.

Lounge / Bedroom Four

With double glazed double doors opening to Juliet balcony, carpet flooring, fitted storage and radiator.

Bedroom Three

With double glazed window to the front, carpet flooring and radiator.

Bathroom

With obscured double glazed window to the side, P-shape bath with fitted screen and wall mounted shower, wc, wash hand basin, part tiling to the walls, extractor fan and radiator.

Second Floor Landing

With stairs rising from first floor.

Bedroom One

With double glazed window to the rear, carpet flooring, radiator and door to:-

En Suite

With double glazed window to the side, corner shower cubicle, wc, wash hand basin with vanity under, part tiling to the walls and radiator.

Bedroom Two

With double glazed window to the front and radiator.

Outside

Property benefits from an area of gravel to the front, with pathway leading to the front door and a driveway providing off road parking for two cars and access to the detached garage. Situated to the rear is a fully enclosed and low maintenance garden with an area of artificial turf and a generous patio area ideal for seating and outdoor dining.



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welcome to

Exley Square, Lincoln

- MODERN & WELL PRESENTED TOWNHOUSE
- VERSATILE ACCOMMODATION THROUGHOUT
- THREE / FOUR WELL-PROPORTIONED BEDROOMS
- DRIVEWAY PARKING & DETACHED GARAGE
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LCR124399 - 0003

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