



26 Lincoln Close, Bristol, BS31 2LJ

Offers In The Region Of £350,000

Nestled at the head of a tranquil cul de sac on Lincoln Close in Keynsham, Bristol, this charming semi-detached house offers a delightful blend of comfort and convenience. Built in 1958, this well-presented property features three spacious bedrooms, making it an ideal family home.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The ground floor has been thoughtfully extended, allowing for flexible living arrangements that can easily adapt to your lifestyle needs. The property is equipped with uPVC double glazing and gas-fired central heating, ensuring a warm and welcoming atmosphere throughout the year.

The enclosed rear garden is a standout feature, providing a private outdoor space perfect for children to play or for hosting summer gatherings. Additionally, the property boasts off-street parking for two vehicles, a valuable asset in this sought-after area.

Conveniently located close to local shops and amenities, this home offers easy access to everything you need for day-to-day living. Whether you are a first-time buyer or looking to settle down in a peaceful neighbourhood, this semi-detached house on Lincoln Close is a wonderful opportunity not to be missed.

Entrance via uPVC double glazed front door into

Covered Porch

uPVC double glazed windows to side aspect, single radiator, further door with matching side panel into

Hallway

11'1" x 6'7" (3.39 x 2.03)



Double radiator, stairs rising to first floor landing, understairs storage cupboard, opening to

Kitchen/Dining/Family Room

9'2" x 16'7" (2.81 x 5.07)



uPVC double glazed window to rear aspect, uPVC double glazed French doors giving access to the rear garden, a range of wall and floor units with work surface over, 1 1/4 bowl stainless steel sink drainer unit with mixer tap over, 4 ring Hotpoint hob with decorative tiled splash back and extractor hood with light over, space and plumbing for automatic washing machine, integrated Hotpoint oven and grill, space for white goods including fridge and freezer, space for tumble drier, space for bar stools, wood effect flooring, wall mounted contemporary radiator, single radiator.

Rear Lobby

2 uPVC double glazed doors to front access and one to rear access, wood effect flooring, door to

Downstairs W/C



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, wash hand basin with mixer tap over and storage beneath, wood effect flooring, extractor.

Sitting/Dining Room

20'8" x 11'5" (6.31 x 3.49)



uPVC double glazed window to front aspect, double radiator, coving, central ceiling fan with light, living flame gas fire with surround and mantel over.

First Floor Landing

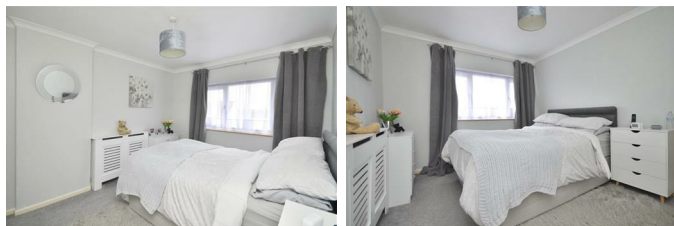
6'7" x 5'9" (2.01 x 1.77)



Access to loft space, obscured uPVC double glazed window to side aspect, doors to

Master Bedroom

12'0" x 12'3" (3.67 x 3.75)



uPVC double glazed window to front aspect, double radiator, storage cupboard with hanging rail and shelving, coving.

Bedroom Two

9'2" x 12'3" (2.80 x 3.75)



uPVC double glazed window to rear aspect, coving, single radiator.

Bedroom Three

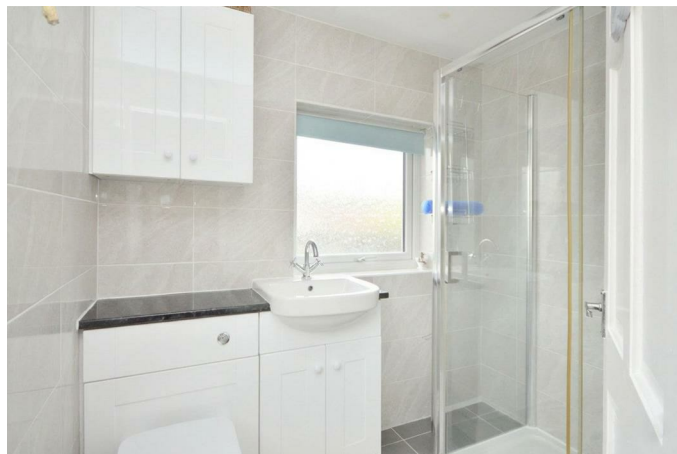
8'0" x 8'7" (2.45 x 2.63)



uPVC double glazed window to side aspect, coving, single radiator.

Family Shower Room

5'2" x 7'6" (1.58 x 2.29)



Obscured uPVC double glazed windows to side and rear aspect, suite comprising concealed cistern w/c, wash hand basin with chrome mixer taps over and storage beneath, fully tiled shower cubicle with sliding glazed door with mains rainfall shower with separate attachment over, fully tiled walls, tiled flooring, chrome heated towel rail.

Outside



The rear garden has a patio area immediately adjoining the property ideal for garden furniture, steps lead up to the remainder of the garden which is laid to lawn with a pathway leading to the top of the garden. There is a mature fruit tree and some shrubs. The rear garden is enclosed by wooden fencing with concrete posts and gravel boards and featheredge fencing. The front of the property is laid to concrete providing ample off street parking.

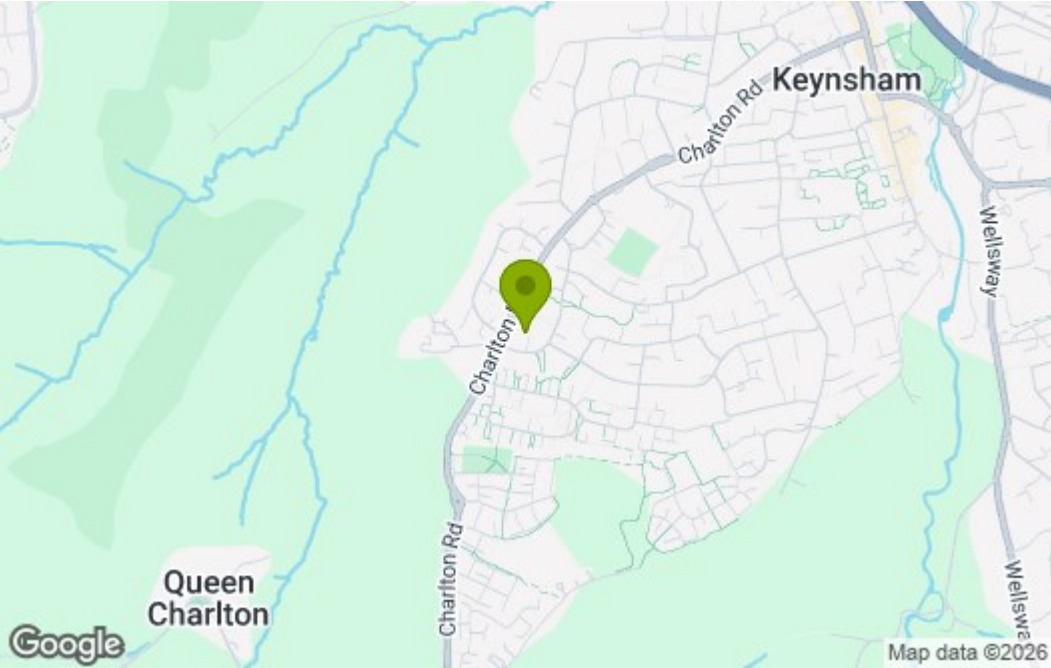
Directions

Sat Nav BS31 2LJ

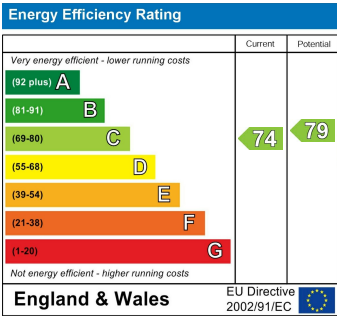
Floor Plan



Area Map



Energy Efficiency Graph



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