



27, Lincoln Close

Welwyn Garden City,
Hertfordshire, AL7 2NN

Offers In Excess of £375,000

COUNTRY PROPERTIES
PART OF HUNTERS

This well presented two double bedroom terrace house set within a quiet cul de sac location is close to schools , open fields and local shops. With modern kitchen and open plan living / diner area this property is not to be missed!!

- Two Double Bedrooms
- Terrace
- Quiet Cul De Sac Location Close To Schools & Shops
- Ample Parking
- Modern Kitchen & Bathroom
- Rear Garden With Patio & Canopy
- Double Glazed
- Large Lounge / Diner

Ground Floor

Hallway

Light grey laminate flooring greets you in this wide entrance hall, wooden stairs leading to 1 st floor, radiator, double glazed UPVC window overlooking the front garden, phone line, broadband, opening leading to kitchen, under stair storage, an open area leading to living dining room, thermostatically controlled radiator, thermostat control mounted on wall.

Living/Dining Area

Light grey laminate wood flooring continues double glazed UPVC window overlooking rear garden, plug sockets, thermostatically controlled radiator, spotlights, TV aerial port, French doors leading to rear garden. Dining area consists of a space for large dining table, plug sockets and thermostatically controlled radiator.

Kitchen

This modern kitchen comprises of many wall and floor cream storage cupboards, solid wood work top. Double glazed UPVC window overlooking front garden, large grey tile flooring, thermostatically controlled radiator, wall mounted Worcester boiler. This kitchen also comprises of many integrated appliances with fridge, which contains small freezer compartment, Neff cooker meth induction hob, candy slimline dishwasher, washing machine, large black sink basin with Chrome mixer taps, white tiling on wall.



First Floor

Landing

Light grey laminate flooring, loft access, doors leading to master bedroom, second bedroom and bathroom, storage cupboard over the stairs.

Master Bedroom

Laminate flooring, two thermostatically controlled radiators, dual aspect double glazed UPVC windows overlooking rear garden, spotlights.

Bedroom 2

Light grey laminate flooring, thermostatically controlled radiator, double glazed UPVC windows overlooking the front, spotlights, plug sockets.

Exterior

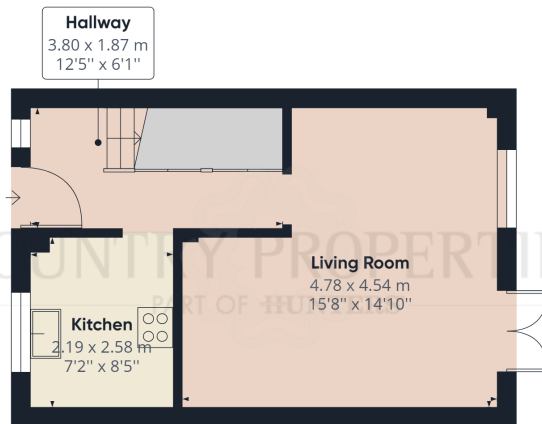
Front Garden

Mainly laid to lawn with hedges either side and block paving up to front door, outdoor storage for bins and outdoor storage cupboard, outdoor power UPVC door leading to entrance hall, ample parking.

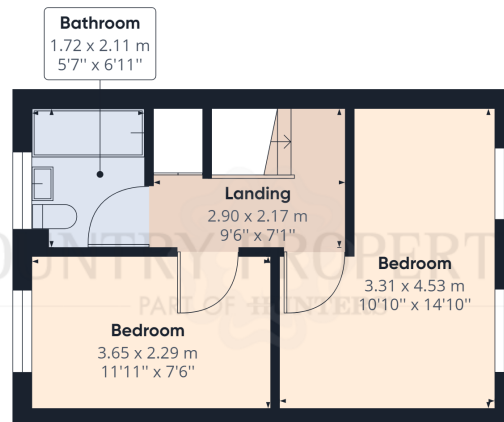
Rear Garden

Decking area big enough for dining and entertaining with wooden canopy over, mainly laid to lawn area with shrubs and beds either side at the back of the garden, there is a small patio area with shed and back gate access that leads to a back alley from the main road.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

60.78 m²
654.19 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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