

# Kingsbourne

A detached family home with excellent living space, offering three bedrooms and detached garage, created by Lindum Homes.

## Net Zero Carbon Ready Homes

EPC Rating - A.

Live comfortably while reducing your carbon footprint.

Embrace a greener future with us!



*The image above depicts our Kingsbourne house type; however, please note that there may be some elevation variations so this is for guidance only.*

**For further information about availability and plot specific details and sustainable features please discuss with our Sales Team.**

The ground floor features a well designed layout that includes a lounge, modern fitted kitchen diner and utility with patio doors leading from the kitchen to the garden.

Additionally, there is a spacious entrance hall and a convenient cloakroom.

On the first floor, you'll find three bedrooms, 2 of which are doubles. The master bedroom offers the luxury of an en-suite and built-in wardrobe for extra storage.

The main bathroom is equipped with a shower bath for added comfort.

## Ground Floor



<b>LOUNGE</b>	3000 x 5320mm (9' 10" x 17' 5")
<b>KITCHEN/DINING</b>	2869 x 5320mm (9' 6" x 17' 5")
<b>UTILITY</b>	2070 x 2260mm (6' 6" x 7' 4")
<b>GARAGE DETACHED</b>	5035 x 2560mm (16' 6" x 8' 4")

## First Floor



<b>BED 1</b>	4070 x 3280mm (13' 4" x 10' 9")
<b>BED 2</b>	3045 x 3280mm (9' 10" x 10' 9")
<b>BED 3</b>	1970 x 2440mm (6' 9" x 6' 6")

All measurements are maximum (Inc Bay windows & Wardrobes) • Sq ft excludes garage space

Lindum Homes gives notice that the property particulars and related information shown in this publication are set as a general outline for guidance only. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by physical inspection of the property in question or otherwise as to their accuracy.

2 Low Moor Road | Off Doddington Road | Lincoln LN6 3JY

Tel 01522 852452 | [www.lindumhomes.co.uk](http://www.lindumhomes.co.uk)

[f](#) | [t](#) @LindumHomes | [i](#) @lindumhomes