



31 LINCOLN CLOSE
KEYNSHAM
BRISTOL
BS31 2LJ
£325,000

Positioned within this popular cul-de-sac, can be found this generously proportioned, terraced property. This lovely family home continues to impress externally with a driveway, providing off street parking to the front aspect and a sunny, southerly rear garden.

The accommodation is presented to an excellent decorative standard with all rooms of impressive proportions. To the ground floor the entrance door leads to the lobby, with stairs leading to the first floor, door, with glazed insert leading to the lounge and a large opening to the kitchen. The kitchen, big enough to fit a breakfast table, comprises a large selection of built in units with expansive work surfaces over and integrated appliances. Views and direct access to the rear garden can be found, whilst useful storage can be found to the under stairs recess. A further glazed door leads to the dining area of the lounge. The lounge / diner spans the entire length of the property, with the lounge area overlooking the front aspect with a lovely feature fireplace. The dining area found adjacent to the door from the kitchen and provides ample space for a dining table. From the dining area, double glazed 'French' doors lead to the conservatory, with views and access to the rear garden.

To the first floor can be found three bedrooms, two of which are impressive doubles, whilst the third is a lovely single bedroom. The family bathroom, again large in nature, comprises a four-piece white suite with bath and separate shower enclosure.

A secure, storage cupboard, integral to the property provides valuable storage facilities, or a handy utility space, which the current owners have benefited from. Furthermore, the property is double glazed and gas central heated.

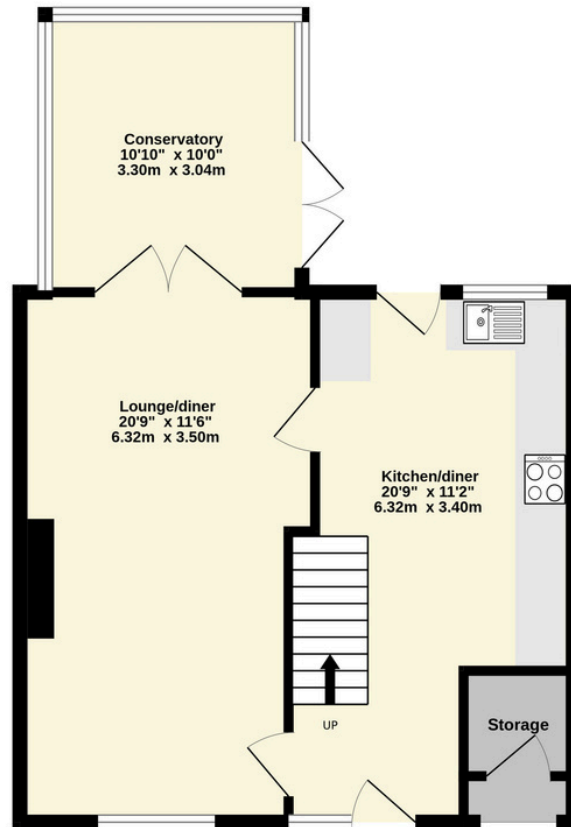
Positioned within this residential location in Keynsham, the area is served by numerous, highly regarded primary schools, with Keynsham High Street and train station only moments away. A lovely family home, one worthy of an early internal viewing.



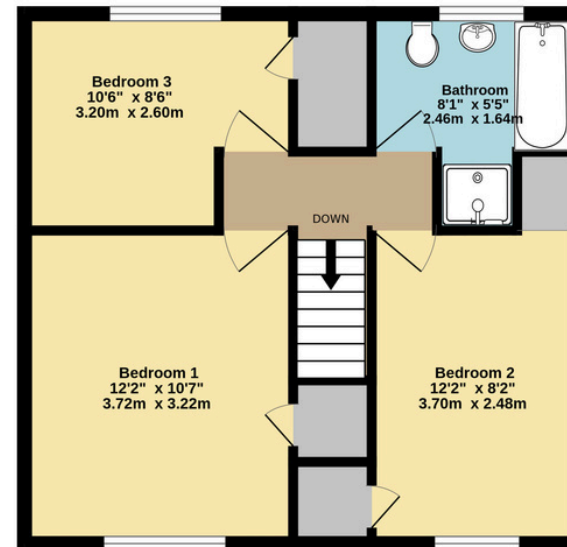




Ground Floor
551 sq.ft. (51.2 sq.m.) approx.



1st Floor
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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