

# Burgess

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.

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

The ground floor is thoughtfully designed, featuring a cozy lounge and a modern fitted kitchen leading into a combined dining and living area, complete with patio doors opening to the garden.

A convenient cloakroom and utility area enhance the practicality of the space.

Upstairs, you'll find three bedrooms, with the master bedroom boasting an en-suite.

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

## Ground Floor



<b>LOUNGE</b>	4590 x 3855mm (15' 1" x 12' 7")
<b>KITCHEN &amp; DINING</b>	4870 x 4100mm (15' 11" x 13' 3")
<b>UTILITY</b>	2155 x 1525mm (12' 6" x 9' 10")
<b>GARAGE DETACHED</b>	5035 x 2560mm (16' 6" x 8' 4")

## First Floor



<b>BED 1</b>	4855 x 3000mm (12' 6" x 9' 10")
<b>BED 2</b>	2695 x 2760mm (8' 9" x 9' 0")
<b>BED 3</b>	2760 x 2050mm (9' 0" x 6' 9")

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.

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