



40 Kingsdown Road
Lincoln, Lincolnshire, LN6 0FB

£240,000

4 Bedroom Semi-Detached House

- Freehold
- Link-detached house
- Four bedrooms
- Kitchen-dining room, lounge
- Integral garage
- Ensuite and family bathroom
- Sought after location
- EPC Rating C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 40 Kingsdown Road, Lincoln, Lincolnshire, LN6 0FB](#)



Overview

Kingsdown Road is well-presented and spacious four-bedroom link-detached home with an integral garage, situated in a popular and well-established residential area of Lincoln.

This attractive property offers generous living accommodation across two floors, making it ideal for growing families or buyers seeking flexible space. The ground floor features a bright and welcoming lounge, kitchen-dining room, utility and WC.

Upstairs, there are four well-proportioned bedrooms. The main bedroom benefits from an en-suite and a modern family bathroom accompanies the remaining bedrooms.

Further benefits include an integral garage, driveway parking, and a low-maintenance rear garden. The property is conveniently located close to a range of local amenities, schools, and transport links, offering both comfort and convenience in equal measure.

Agent's Note: We have been advised by the vendor that the property is currently let on an AST, with the property being sold with vacant possession. The buyer will need to confirm with their solicitor regarding vacant possession and dates. Freehold but has £35 Management fee.







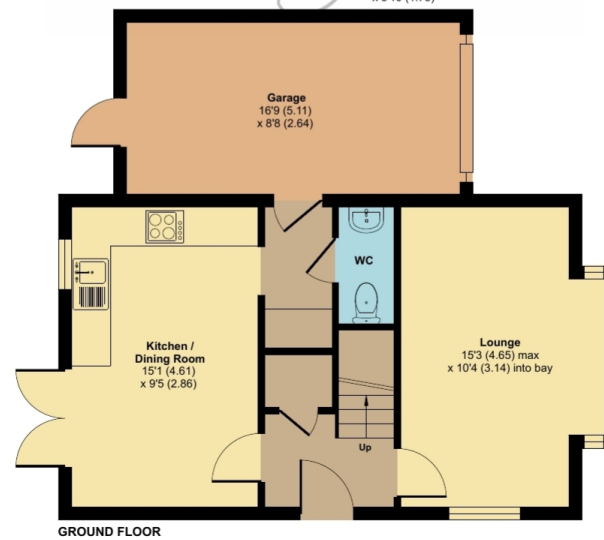
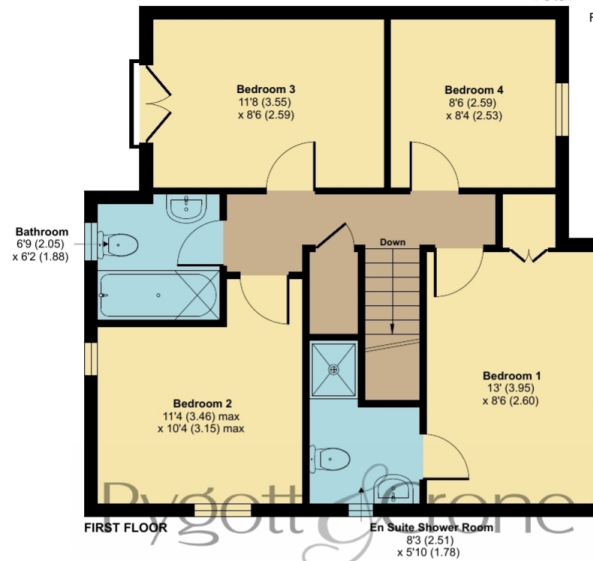
Kingsdown Road, Lincoln, LN6


Approximate Area = 956 sq ft / 88.8 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1101 sq ft / 102.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1335288



Location



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