



MINSTER FIELDS
LINCOLN

The Rosedale – a three bedroom detached home

A family home carefully designed throughout,
ideal for growing families.

The ground floor offers excellent living accommodation with a bright and modern lounge, open plan kitchen with integrated appliances. The dining area benefits from French doors leading to the rear garden with patio area for outside entertainment.

The large utility provides useful space for laundry.

There are three generous sized bedrooms with the master benefitting from an impressive fully tiled en-suite, all bedrooms having TV & telephone points. The fully tiled family bathroom having heated towel radiator and fitted bathroom furniture.

The Rosedale benefits from a single garage with power and lighting, block paved driveway and turf to front garden.

HOMES OF QUALITY & STYLE

Get in touch

Sales Office: 01522 526025 | Head Office: 01522 512200

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THE ROSEDALE

**3 BEDROOM
DETACHED HOUSE**

Features include:

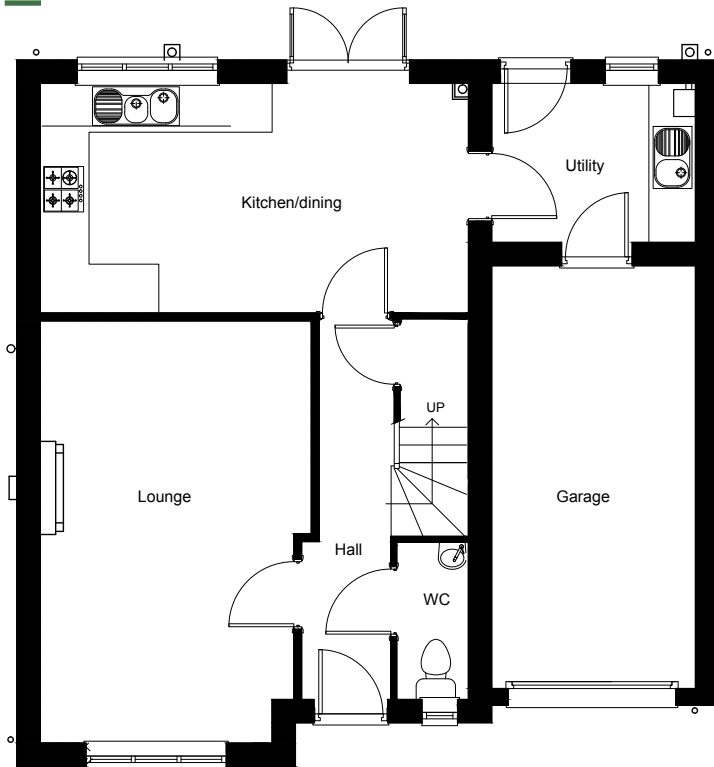
- Designer Kitchen with fully Integrated Zanussi Appliances including Double Oven, Induction Hob, Extractor, Dishwasher & Fridge Freezer
- Grade A Condensing Boiler
- Porcelanosa Ceramic Tiling with Roper Rhodes Bathroom Furniture
- Intruder Alarm
- Garage with Block Paved Driveway
- Utility and En-suite Shower Room
- Downstairs Cloakroom
- Fire & Fire Surround



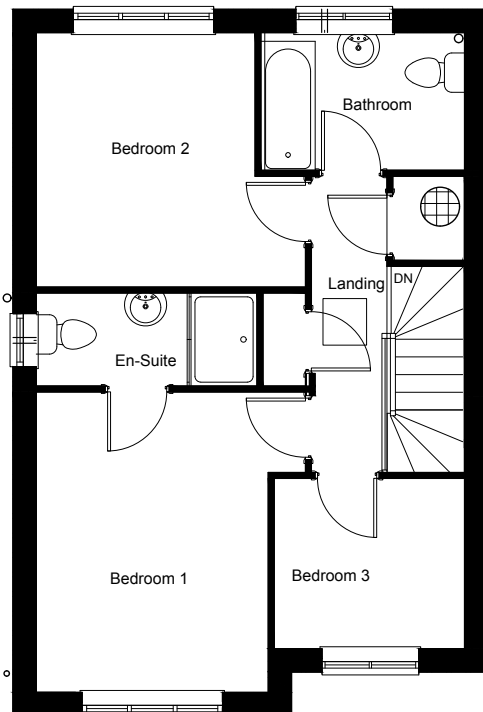
THE ROSEDALE

3 BEDROOM DETACHED HOUSE

GROUND FLOOR



FIRST FLOOR



MINSTER FIELDS
LINCOLN

3 Bedroom Detached | Garage
Lounge | Kitchen/Dining | Utility
Entrance Hall | Bathroom | Master En-suite

Ground Floor

Lounge	17'9" x 11'4"	5.40m x 3.45m
Kitchen/ Dining	17'11" x 9'7"	5.47m x 2.91m
Utility	8'5" x 6'7"	2.57m x 2.00m

First Floor

Bedroom 1	12'8" x 9'7"	3.85m x 2.92m
En-suite	9'3" x 6'5"	2.82m x 1.95m
Bedroom 2	10'8" x 9'4"	3.25m x 2.85m
Bedroom 3	8'0" x 7'1"	2.45m x 2.17m
Bathroom	8'4" x 5'7"	2.55m x 1.70m

Illustrations are for indicative purposes only. Changes may be made without prior notice. All dimensions shown on this brochure are approximate and intended for guidance only.

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