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Carlton Boulevard, Lincoln



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When it comes to
property it must b


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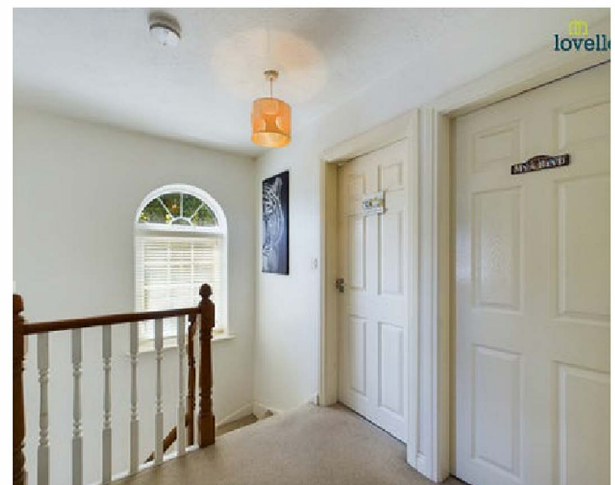
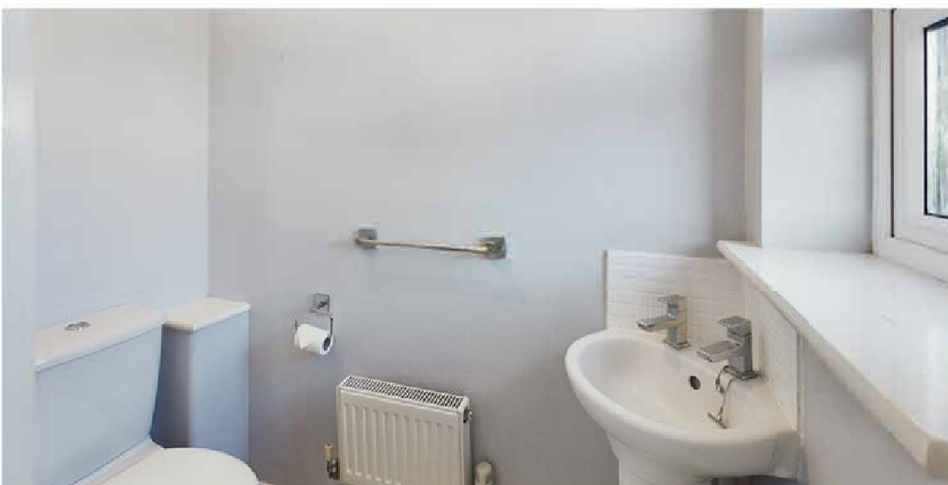
Asking Price: £320,000

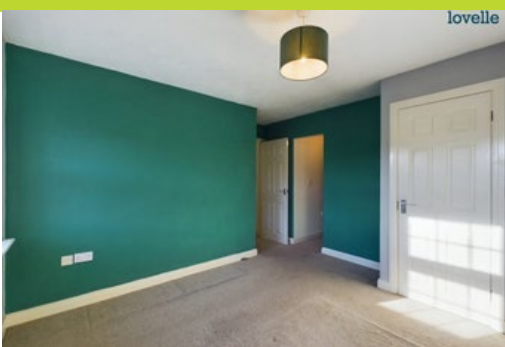


*** NO CHAIN!!! *** Modern four-bedroom detached home in a sought-after Lincoln location. Offering a bright lounge, stylish kitchen, ensuite master bedroom, and private front and rear gardens. With a driveway and garage, it's perfectly positioned near top schools, local amenities, and Lincoln Hospital. Ideal for family living—this property is a must-see!

Key Features

- Detached family home
- Spacious accommodation
- NO CHAIN!
- Breakfast kitchen, Utility & WC
- 4 bedrooms, ensuite to master
- Modern family bathroom
- EPC rating C
- Tenure: Freehold





Welcome to 140 Carlton Boulevard, a beautifully presented four-bedroom detached house located in the sought-after Carlton Centre area of Lincoln, LN2. This modern and well-maintained property offers an ideal family home, boasting a spacious layout and stylish interiors throughout.

As you enter, you are greeted by a welcoming entrance hall leading to a generously sized family lounge, perfect for relaxing or entertaining guests. The separate dining room provides a formal space for family meals and gatherings. The heart of the home is the breakfast kitchen, which is well-appointed with modern fixtures and fittings, offering ample space for casual dining. Adjacent to the kitchen is a practical utility room, providing additional storage and laundry facilities. Completing the ground floor is a convenient cloakroom/WC.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom features a private ensuite bathroom and a dressing area, adding a touch of luxury to your daily routine. The remaining bedrooms are serviced by a contemporary family bathroom. The property also includes a fully boarded loft with a pull-down ladder and lighting, providing excellent additional storage space and easy accessibility.

Externally, the property benefits from gardens to both the front and rear, providing a pleasant outdoor space for relaxation and recreation. The rear garden is private and enclosed, making it ideal for children and pets. Additionally, the property features a driveway and a single garage to the rear, ensuring ample off-road parking.

One key advantage of this property is that it is being sold with no onward chain, ensuring a smoother and quicker purchasing process for prospective buyers.

Situated close to excellent local schools, amenities, and Lincoln Hospital, this property offers convenience and a high standard of living in a prime location. Don't miss the opportunity to make this your family home.

Entrance Hall

2.14m x 5.5m (7'0" x 18'0")

Laminate wood flooring, composite front entrance door, double glazed window to front aspect, radiator, coving to ceiling, stairs leading to first floor landing, and under stairs storage cupboard.

Family Lounge

3.47m x 5.48m (11'5" x 18'0")

Double glazed bay window to front aspect. uPVC double glazed French doors leading to rear patio area, coving to ceiling, and radiator.

Dining Room

3.13m x 4.07m (10'4" x 13'5")

Laminate wood flooring, radiator, coving to ceiling, and double glazed window to rear aspect.

Breakfast Kitchen

3.34m x 4.12m (11'0" x 13'6")

Range of fitted base and wall units with contrasting roll edge work surfaces, integrated double oven, 4 ring gas hob, extractor canopy, one and a half sink unit, space for American style fridge-freezer, tiled splash backs, ceramic tiled flooring, radiator, and 2 double glazed windows to front aspect.

Utility Room

1.77m x 2.59m (5'10" x 8'6")

Fitted base unit with stainless steel sink unit over and roll edge work surface. There are tiled splash backs, ceramic tiled flooring, wall mounted gas fired central heating boiler, electric consumer board, extractor fan, radiator, double glazed window to rear aspect, and uPVC double glazed rear entrance door.

WC

0.88m x 1.77m (2'11" x 5'10")

Low level WC, and pedestal wash hand basin. There are tiled splash backs, ceramic tiled flooring, radiator, and double glazed window to rear aspect.

Landing

1.79m x 1.93m (5'11" x 6'4")

Access to roof space, radiator, fitted storage cupboard, and feature arched double glazed window to front aspect.

Master Bedroom

3.6m x 3.64m (11'10" x 11'11")

2 double glazed windows to front aspect, radiator, and walk-in dressing room.

Ensuite Shower Room

1.78m x 2.02m (5'10" x 6'7")

Shower cubicle with mains shower unit, vanity wash hand basin with drawers underneath, and low level WC. There are tiled splash backs, vinyl flooring, extractor fan, LED down lights, heated towel rail, and double glazed window to rear aspect.

Bedroom 2

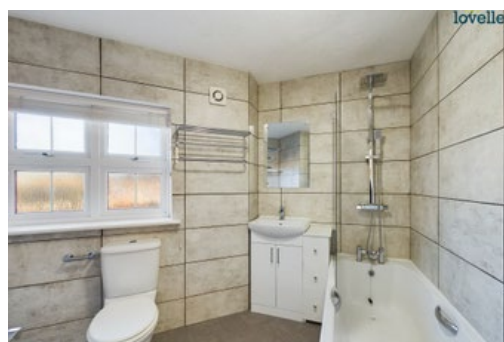
3.26m x 3.46m (10'8" x 11'5")

Double glazed window to rear aspect, and radiator.

Bedroom 3

2.63m x 3.67m (8'7" x 12'0")

Double glazed window to front aspect, and radiator.





Bedroom 4

2.13m x 3.44m (7'0" x 11'4")

2 double glazed windows to front aspect, radiator.

Family Bathroom

2.22m x 3.29m (7'4" x 10'10")

Panelled bath with mains shower unit over and shower screen, vanity wash hand basin with cupboards underneath, and low level WC. There are tiled splash backs, ceramic tiled flooring, radiator, extractor fan, and double glazed window to rear aspect.

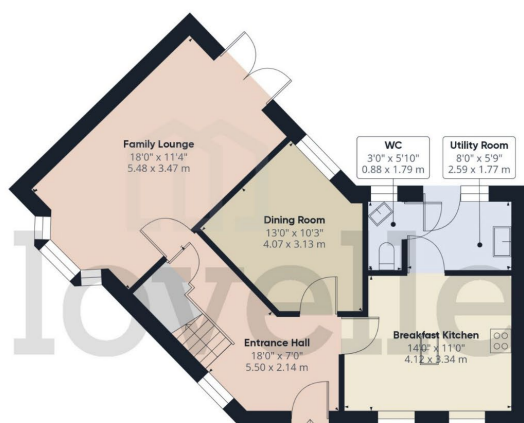
Outside

Gardens

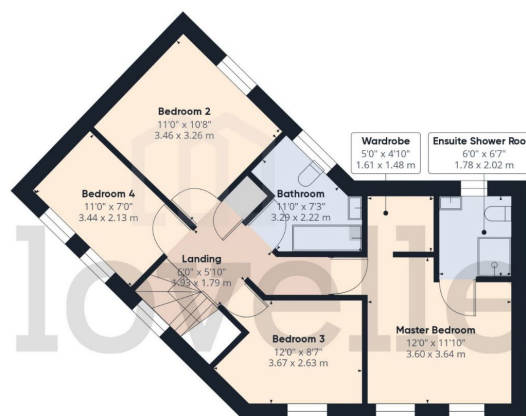
The property occupies a good size plot with garden to the front and rear aspects. The front garden is mostly laid to lawn with block-paved path leading to the front entrance door, and is mostly enclosed by close boarded fencing. The rear garden has a paved patio area with Pergola over part of it, raised planters, lawned area, paved path leading to the garage at the rear. The rear garden is enclosed by close boarded fencing.

Driveway & Garage

The driveway and garage are located to the rear of the property. Semi-detached brick built garage with pitched tiled roof, double glazed rear entrance door, roller door to the front, power and lighting. There is a block-paved driveway which leads up to the garage, and provides ample parking.



Ground Floor

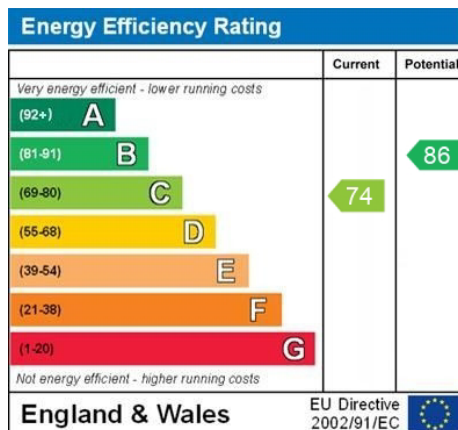


Floor 1

Approximate total area⁽¹⁾
1306.74 ft²
121.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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