

Eastbrook Road, Lincoln, LN6 7EW



Asking Price £440,000 Freehold



****NO CHAIN**** An amazing opportunity to purchase this impressive detached house which offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,600 square feet, the property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining. The four generously sized bedrooms ensure that there is plenty of room for family and guests, while the three bathrooms add convenience and privacy.

Constructed somewhere between 1950 and 1966, this home has been thoughtfully designed and extended several years ago to cater to contemporary lifestyles. The extensive ground floor accommodation is particularly noteworthy, featuring a delightful conservatory that overlooks a private rear garden, which is not overlooked by any neighbours, ensuring a tranquil outdoor space for your enjoyment.

The property is further enhanced by a double ended driveway with dual access, allowing for easy coming and going and parking or parking up to six vehicles. Additionally, the double garage, complete with an electric door, provides secure storage and further parking options.

This residence is ideal for families seeking a spacious home in a peaceful setting, while still being conveniently located to local amenities and transport links. With its generous living spaces and attractive outdoor areas, this property is a rare find and presents an excellent opportunity for those looking to settle in Lincoln.

Location Location Location

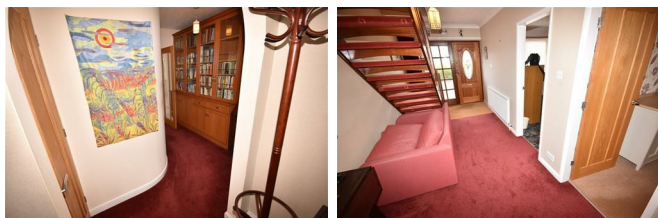
The property is located south of Lincoln off Doddington Road but the Newark Road end, making it ideal for all the amenities off Newark Road such as the Forum in South Hykeham. there are many supermarkets within a mile radius as well as retails parks along Tritton Road, so you are never short of a multitude of shopping outlets, restaurants and pubs on your doorstep.

Accommodation

The property has been extended a few years ago and now offers extensive ground floor living space, having gas central heating with radiators to all rooms, Oak internal doors throughout and UPVC double glazing. EPC rating: TBA

Hallway

19'3" x 6'1"



The property is entered through a quality solid oak wooden door with an upper glazed section with a frosted glazed window area to the right side allowing lots of light into the hallway. The hall has some coarse entrance matting, carpeted flooring, pendant lighting, staircase to 1st floor landing, large storage cupboard and an archway with a curved wall leading to ground floor shower room and kitchen, having a fixed large glazed mahogany book case.

Bedroom 4/Study

11'9" x 10'11"



Currently used as an office but would make an ideal 4th bedroom with their being a ground floor shower room, window to front elevation, carpeted flooring and pendant lighting.

Dining Room

13'9" x 10'11"



Being connected to the living room via a large archway making this room very social when dining, also having UPVC doors into the conservatory which then connects directly through to the kitchen, carpeted flooring and pendant lighting.

Living Room

25'9" x 14'8"



A Large window to front elevation, 7.8 metre long living room with a feature stone fire place with electric fire, carpeted flooring, two pendant lights, large sliding patio door to rear garden.

Ground Floor Shower Room

Entered from the hallway through a solid oak door having corner shower cubicle with mixer shower unit, floor to ceiling tiled walls, close coupled toilet and wash hand basin, carpeted flooring and frosted window to the conservatory.

Conservatory

12'8" x 17'0"



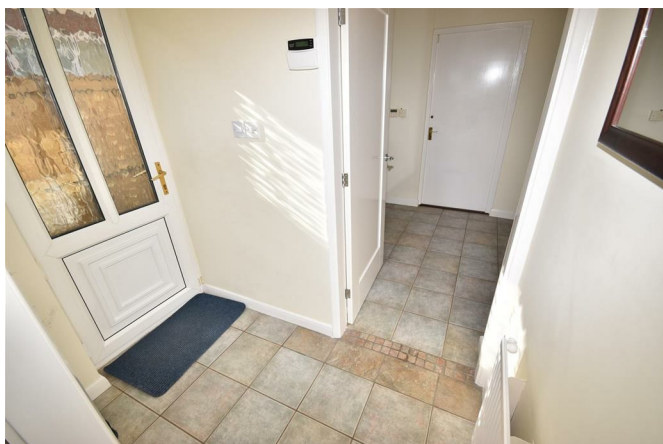
Having a tiled flooring, ceiling light with fan, roof blinds to front section of roof and curtains at all sides to keep heat out of room on very hot days, patio doors to rear garden and electric sockets.

Kitchen/Breakfast Room 18'7" x 17'5"



Entered through a fully glazed door from the hallway or rear lobby, windows to rear and side elevations, tiled flooring and a large center island with low level breakfast bar with four chairs, central extraction unit above a 4 ring gas hob, The perimeter of the kitchen has a range a solid oak wall and base units with worktops above, integrated dishwasher, integrated fridge/freezer, pull out larder unit, stainless steel sink with two drainers and mixer tap, double electric oven with grill, air conditioning unit on the wall above double doors to the conservatory and spot lighting.

Rear Lobby



Having UPVC upper glazed door the side of the property, tiled flooring to match kitchen and utility room.

Utility 7'3" x 11'2"



Being of generous proportion having units to two sides and window to side elevation with worktop and stainless steel sink and tap, space for additional freezer/appliance, plumbing and space for a washing machine and tumble dryer, Worcester Boiler fitted March 2021, personnel door into the double garage.

Double Garage 19'6" x 15'10"

Having an electric remote controlled up and over door, frosted window to the side elevation, pipework and diverter valves and pressure vessels for the central heating system, consumer unit is located in here for the house electrics.

Landing

Having Laminate flooring and lighting.

Bedroom 1 20'7" x 10'9"



Dorma Windows to front rear elevations with built in wardrobes, with matching bed side tables, double bed, and matching headboard, two dressing tables with drawers one at each end of this very large master bedroom, laminate flooring and two pendant lights.

En-suite
6'7" x 6'11"



Window to rear elevation with frosted glass, medicine cabinet, shower cubicle with electric shower, heated towel rail, close coupled toilet and pedestal basin and vinyl floor.

Bedroom 2
18'3" x 10'9"



Dormer window to front elevation and two Velux windows to the sloping ceiling making this a very airy and light bedroom, carpeted flooring, two pendant lights and two low level storage cupboards into the rear eaves.

Bedroom 3
10'2" x 13'9"



Dormer window to front elevation with low level storage cupboard into the front eaves, fitted wardrobes and drawer unit to one elevation, carpeted flooring and pendant lighting.

Bathroom
6'7" x 9'10"



Window to rear elevation, three piece suite comprising of; paneled bath with separate hot and cold taps with electric shower over, close-coupled toilet, pedestal sink, fully tiled walls with feature border tile, airing cupboard, extractor fan, heated towel rail and vinyl tiled floor.

External front



The front of the property has a double ended tarmac and block paved driveway allowing dual access to drive in one end and out the other, with a hedge in the middle

for some privacy. the front garden has some perimeter borders with bushes and shrubs each side of the driveway. The front of the house features lovely stone work to the front elevation and two stone buttresses either side of the front door.

Rear Garden



A private large rear garden not being overlooked by any neighbours, having a circular lawn with many perimeter borders with mature trees, bushes, shrubs and flowers, in the far corner is a greenhouse and shed, there is a patio directly between the doors from the living room and conservatory for alfresco dining and access pathways to either side of the property.

Rear Property Elevation



The rear of the property has 14 Solar Panels installed providing cheaper electricity bills all year around.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services

or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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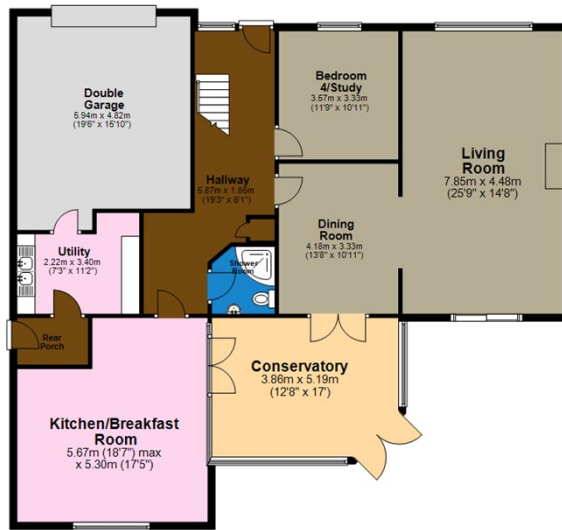
Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

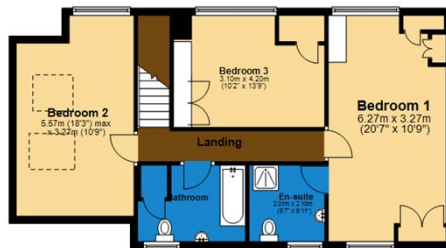
Family Connection

The deceased owner of this property was the Uncle of the Managing Director of Belvoir, but there is no financial interest from the will in this instance.

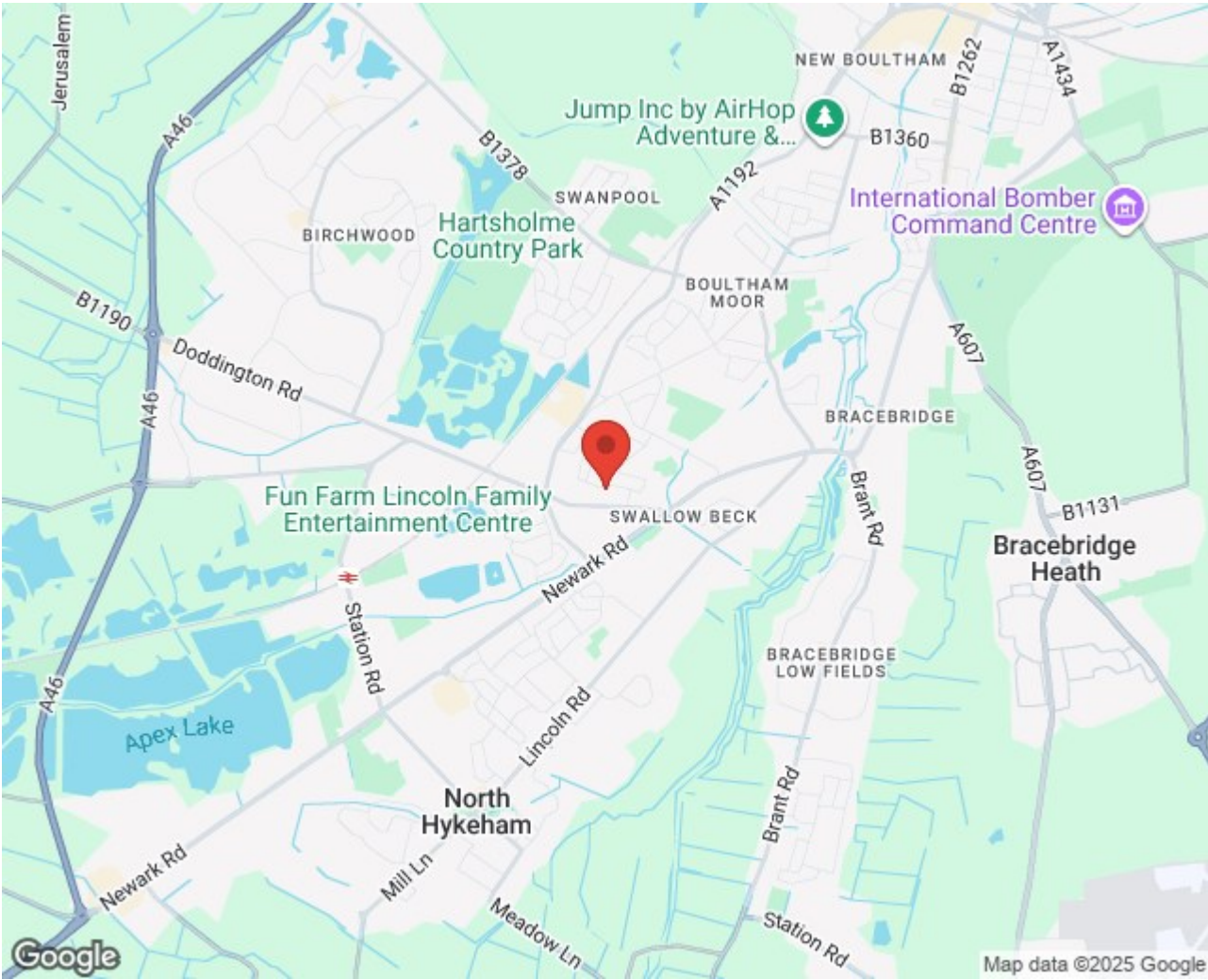
Ground Floor
Approx. 171.7 sq. metres (1848.5 sq. feet)



First Floor
Approx. 71.2 sq. metres (765.7 sq. feet)



Total area: approx. 243.0 sq. metres (2615.2 sq. feet)
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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