

- Uphill Location
- 3 Bedrooms
- En-Suite To Master
- Lounge & Garden Room
- 21ft Kitchen Diner
- Double Garage
- South-Facing Rear Garden
- Solar Panels With Feed In Tariff

Thonock Close, Uphill, LN1 3SW,
£450,000





Situated in the sought after Uphill location of Lincoln in this cul-de-sac position. Starkey&Brown are delighted to offer for sale this spacious 3 bedroom detached house. Accommodation comprises of spacious lounge, 21'0" kitchen diner, garden room with bi-fold doors to rear south-facing garden and a double garage. To the first floor there are 3 bedrooms, with en-suite to master bedroom and a family bathroom. To the rear of the property has a range of solar panels with a feed in tariff. We are advised that from the vendor in the last year this has produced £1300 worth of electric. Any interested parties should satisfy themselves as to this before proceeding. We are also advised by the vendor that the property is to be offered chain free. Call today to view. Council tax band: D. Freehold.



Front door into:

Hallway

Having stairs rising to first floor with understairs storage cupboard.

Lounge

17' 0" x 12' 4" (5.18m x 3.76m)

Having uPVC window to front aspect, spotlights to ceiling, radiator and uPVC double glazed French doors to garden room.

Kitchen Diner

21' 0" max x 17' 7" max (6.40m x 5.36m)

Having a range of fitted wall and base units, rolled edge worktop surfaces incorporating cupboards and drawers, one and half sink with single drainer unit, built-in appliances includes dishwasher, washing machine, full length fridge, full length freezer, 4 ring induction hob with extractor hood over, integrated double oven and microwave, uPVC window to rear aspect and French doors leading to:

Garden Room

17' 9" x 13' 8" (5.41m x 4.16m)

Having ti and bi-fold doors leading to rear garden, apex roof and underfloor heating.

Downstairs WC

5' 4" x 5' 0" (1.62m x 1.52m)

Having 2 piece suite comprising of wash hand basin, low level flush WC and stainless steel hand towel rail.

First Floor Landing

Bedroom 1

14' 0" x 13' 5" max measured to the rear of the wardrobes (4.26m x 4.09m)

Having fitted wardrobes with mirrored fronted sliding doors, uPVC window to rear aspect and radiator.

En-Suite

9' 6" x 3' 2" (2.89m x 0.96m)

Having 3 piece suite comprising of shower cubicle, wash hand basin, low level flush WC, heated towel rail, spotlights to ceiling, extractor fan and uPVC window to front aspect.

Bedroom 2

12' 9" x 10' 3" (3.88m x 3.12m)

Having uPVC window to rear aspect and single radiator.

Bedroom 3

9' 1" x 7' 0" (2.77m x 2.13m)

Having uPVC window to front aspect and radiator.

Family Bathroom

10' 3" x 6' 9" (3.12m x 2.06m)

Having a 4 piece suite comprising of panelled bath, shower cubicle, wash hand basin, low level WC, fully tiled walls, stainless steel heated towel rail, uPVC frosted window, spotlights to ceiling and extractor fan.

Outside Front

To the front of the property there is a front garden which is mainly laid to gravel. There is a tarmac driveway leading to a double garage.

Double Garage

17' 3" x 17' 0" (5.25m x 5.18m)

Having remote control up and over door, uPVC window to side aspect, wall mounted central heating boiler. Door through to hallway and wall mounted inverter for the solar panel system.

Outside Rear

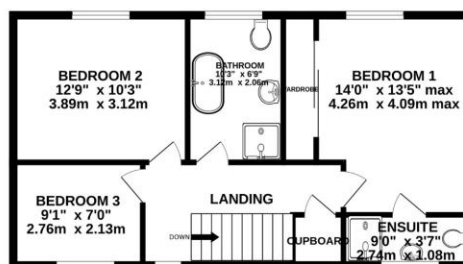
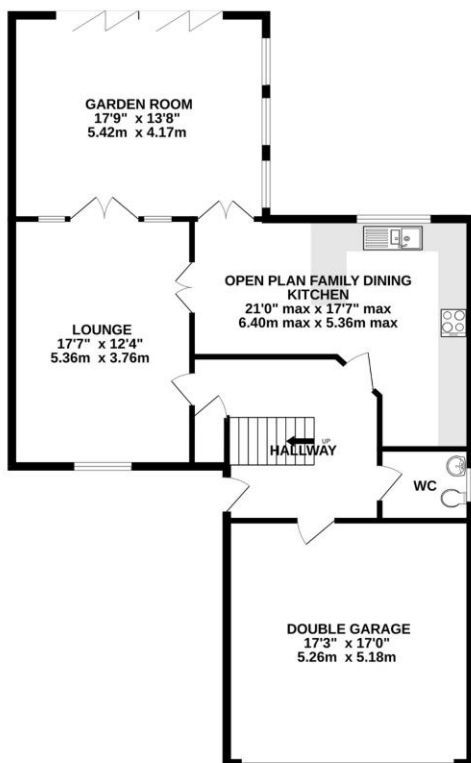
Being predominantly south-facing. Built in barbecue area, paved patio and a grass lawn.





GROUND FLOOR
1164 sq.ft. (108.2 sq.m.) approx.

1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1727 sq.ft. (160.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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