



- Bat Fronted Town House
- Backs Onto West Common
- Well Presented Throughout
- 4 Double Bedrooms

- 3 Reception Rooms
- Pleasant Rear Garden
- Residents Parking
- Surprisingly Spacious Throughout

Hewson Road, West End, LN1 1RX,
Offers In Excess Of £300,000





Starkey&Brown is pleased to offer for sale this substantial town house which backs onto Lincoln's west common and offers surprisingly spacious living accommodation throughout. Accommodation briefly comprises private entrance passageway, . spacious entrance hallway, 15'2" max lounge with open fireplace and bay window to front aspect, dining room, breakfast room, 15'8" kitchen with French doors overlooking the garden, 4 double bedrooms and spacious first floor bathroom. Outside the property has a generous sized rear garden with gate leading on to the West Common. In the agents opinion viewing of this property would be highly recommended. Council tax band: C. Freehold.



Entrance Passage

Having front entrance door, quarry tiled floor, door into entrance hallway. Door leading to garden.

Entrance Hallway

Having radiator, stairs rising to first floor and understairs storage area.

Lounge

15' 2" into bay x 11' 10" max (4.62m x 3.60m)

Having ornamental fireplace with tiled hearth and wooden surround, large walk-in bay window to front aspect, radiator, picture rail, wall lights and ornate coving.

Dining Room

13' 0" x 11' 10" max (3.96m x 3.60m)

Having electric fireplace with brick built surround, radiator, picture rail and ornate coving.

Breakfast Room

12' 0" x 8' 8" max (3.65m x 2.64m)

Having laminate wood effect flooring, radiator, door leading into passageway and large storage cupboard housing central heating boiler.

Kitchen

15' 8" x 8' 0" (4.77m x 2.44m)

Having a range of matching wall and base units, larder unit, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven hob and cooker hood, integral full height fridge freezer, plumbing for washing machine and French doors overlooking the garden.

First Floor Landing

Having large storage cupboard and stairs rising to second floor.

Bedroom 1

15' 4" into bay x 15' 2" max (4.67m x 4.62m)

Having original cast-iron ornamental fireplace, large walk-in bay window to front aspect and radiator.

Bedroom 4

13' 0" x 8' 10" (3.96m x 2.69m)

Having radiator and window with views to rear.

Family Bathroom

Having spacious 4 piece suite comprising shower cubicle with Aquaboard splash backs and electric shower appliance, panelled bath with handheld shower attachment over, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, heated towel rail and part tiled walls.

Second Floor Landing

Bedroom 2

15' 2" x 12' 4" excluding dormer (4.62m x 3.76m)

Having dormer window with views to rear, tiled shower cubicle with electric shower appliance, pedestal wash hand basin with tiled splash backs, low level WC and radiator.

Bedroom 4

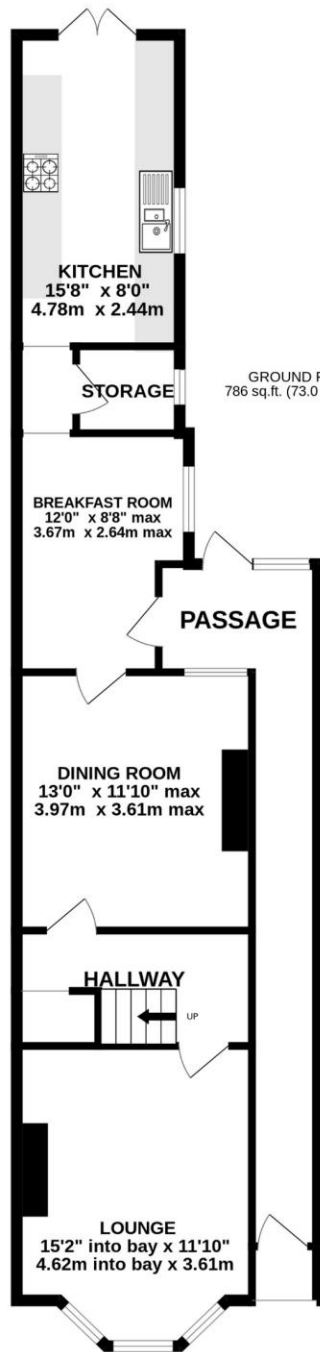
15' 2" x 12' 2" max excluding dormer (4.62m x 3.71m)

Having dormer window to front aspect, stainless steel sink unit with base unit beneath and radiator.

Outside Rear

To the rear of the property there is a generous sized and well maintained garden being mainly laid to lawn with a wide variety of plants, shrubs and trees, outside lighting, cold water tap, garden shed and gate leading to West Common.



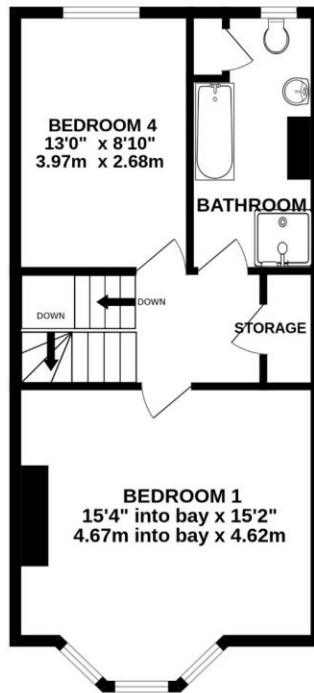


GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.

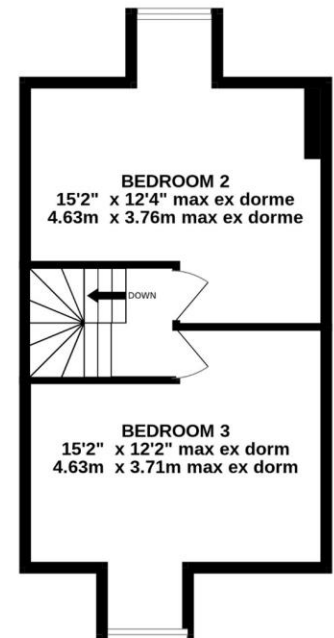
TOTAL FLOOR AREA : 1668 sq.ft. (154.9 sq.m.) approx.

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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1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



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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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