



- Extended Detached House
- 4 Double Bedrooms
- 3 Reception Rooms
- Open Plan Kitchen & Living
- Landscaped Rear Garden
- Outdoor Home Office
- Ample Driveway Parking
- Unique "Norman" Home Built In Circa 1962

Sportsview, 661D Newark Road, LN6 8SA,  
£525,000







Starkey&Brown are delighted to represent this extended 4 double bedroom detached family home. Situated within the southern outskirts of Lincoln City Centre and enjoying a wealth of amenities within walking distance this unique "Norman" built home was constructed in the 1960's. The internal floorplan of the property includes 3 reception rooms with a bay fronted facade and a large 28'4" kitchen and lounge space. The kitchen was re-fitted and upgraded in August 2020 which also includes a set of 5 panel bi-folding doors with a range of integrated appliances including a Siemens dishwasher, Hotpoint fridge plus a Rangemaster 5 ring induction hob with 1 double oven, 1 single oven and separate grill with extractor over, additionally there is a Siemens integral microwave. Access into a formal dining room is from the kitchen. Further accommodation includes an office, a bay fronted lounge, utility room and a downstairs WC. Rising to the first floor there are 4 double bedrooms with master bedroom benefitting from built-in wardrobes and a private en-suite, 2 bedrooms with built-in wardrobes and a 4 piece family bathroom (re-fitted in March 2022). The property comes with a glorious professionally landscaped rear garden and includes multiple seating areas ideal for entertaining and relaxing with guests, with mature shrub perimeter and a large lawned area, an external home office which comes with power and lighting. To the front of the property there is ample parking for many vehicles with a block paved finish. "Sportsview" is close to a wealth of local amenities such as regular bus services to and from the Cathedral City of Lincoln, national retailers, supermarket, Ruston Marconi Sports Centre, schooling at primary and secondary level. For more information or to arrange a viewing contact Starkey&Brown. Council tax band: E. Freehold.



### Entrance Porch

Having tiled floor, composite front door entry and entrance into hallway.

### Hallway

Having Quick-Step laminate flooring, stairs rising to first floor, understairs storage cupboard, access into reception rooms, kitchen and living room.

### Lounge

13' 10" x 13' 2" (4.21m x 4.01m)

Having uPVC double glazed bay window to front aspect, quartz fireplace with a gas coal-effect fire, 2 radiators, 2 feature stained glass windows to side aspect and coved ceiling.

### Office

9' 5" x 5' 3" (2.87m x 1.60m)

Having uPVC double glazed window to side aspect and radiator.

### Downstairs WC

6' 3" x 3' 4" (1.90m x 1.02m)

Having low level WC and a fitted vanity hand wash basin. uPVC double glazed obscured window to side aspect.

### Utility Room (renovated in 2020)

7' 5" x 9' 0" (2.26m x 2.74m)

Having eye and base level units, space and plumbing for appliances, integral freezer, vertical radiator, coved ceiling, new external door and a wall mounted Ideal boiler (fitted June 2020 and serviced annually).

### Kitchen & Living

28' 4" x 11' 1" (8.63m x 3.38m)

Having a 5 panel bi-fold door, 2 vertical radiators, coved ceiling, a range of eye and base level units, feature quartz worktops, integrated appliances including a Siemens dishwasher, Hotpoint fridge plus a Rangemaster 5 ring induction hob with 1 double oven, 1 single oven and separate grill with extractor over, Siemens integral microwave, Rangemaster one and a half sink and drainer unit, Quick-Step laminate flooring and access into a formal dining room.

### Dining Room

8' 10" x 13' 8" (2.69m x 4.16m)

Having uPVC double glazed window to side aspect and radiator.

### First Floor Landing

Housing airing cupboard with shelving. Access to bedrooms and bathroom.

### Master Bedroom

12' 11" x 13' 11" min (3.93m x 4.24m)

Having uPVC double glazed bay window to front aspect, built-in wardrobes and overbed storage units, radiator, coved ceiling and access into:

### En-Suite

8' 8" x 2' 11" (2.64m x 0.89m)

Having shower cubicle, low level WC, vanity hand wash basin unit, uPVC double glazed obscured window to side aspect, chrome heated hand towel rail and extractor unit.

### Bedroom 2

14' 10" x 11' 0" (4.52m x 3.35m)

Having uPVC double glazed window to front aspect, radiator, coved ceiling and built-in wardrobe.

### Bedroom 3

15' 11" x 9' 4" (4.85m x 2.84m)

Having uPVC double glazed window to rear aspect, radiator and built-in wardrobe.

### Bedroom 4

9' 0" x 10' 11" (2.74m x 3.32m)

Having uPVC double glazed window to rear aspect and radiator.

### Family Bathroom (Re-fitted March 2022)

6' 7" x 8' 11" (2.01m x 2.72m)

Having 4 piece suite comprising corner shower cubicle, panelled bath, low level WC, vanity hand wash basin unit, heated towel rail, uPVC double glazed obscured window to rear aspect and extractor unit.

### Garage

9' 0" x 9' 9" (2.74m x 2.97m)

Having a newly fitted electric door, a range of base and eye level units, uPVC double glazed window to side aspect, power and lighting.

### Outside Rear

Being completely landscaped and re-designed in 2022. Being mostly laid to lawn with raised patio seating area, a second additional patio seating area, timber built external home office with power and lighting, secondary garden shed with rear garden being completed with a mature shrub perimeter and fencing.

### Outside Front

Having ample driveway parking for many vehicles, a lawned area and block paved driveway.







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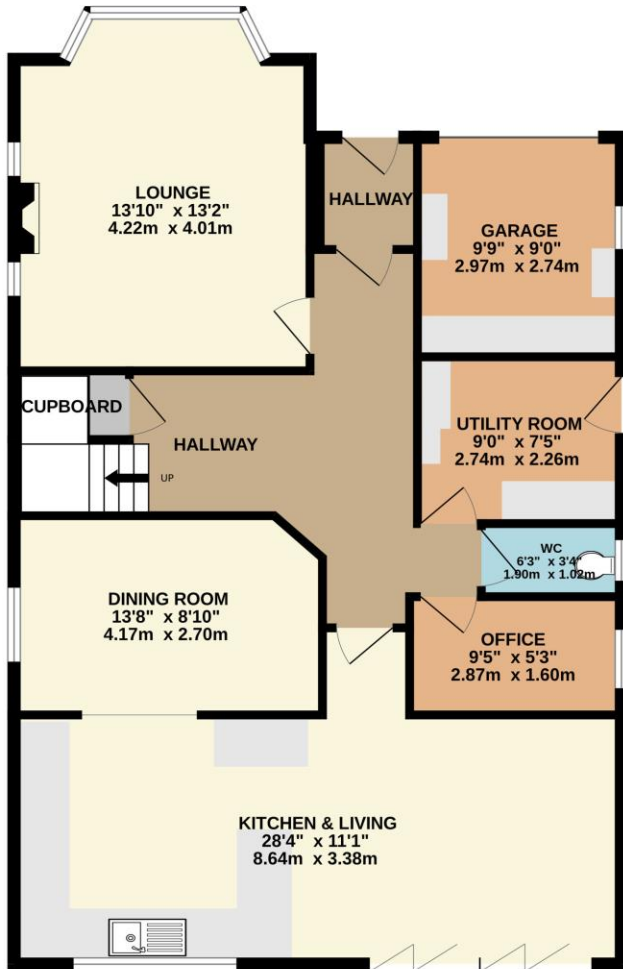
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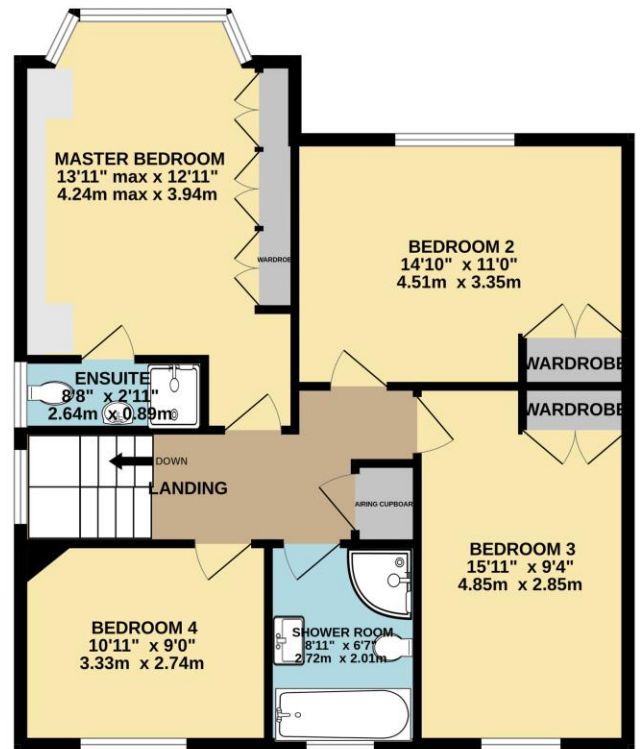


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GROUND FLOOR  
1048 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1829 sq.ft. (169.9 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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