



- Extended Family Home
- 3 Bedrooms
- Modern Kitchen & Shower Room
- Impressive Lounge/Diner
- Utility Room & Ground Floor WC
- Enclosed Rear Garden
- Driveway Parking
- Garage

Holdenby Road, Glebe Park, LN2 4TH,
Offers In Excess Of £300,000





Starkey&Brown are delighted to offer for sale this extended family home with modern specification throughout. The accommodation has been upgraded and well maintained by the current owners, and briefly comprises of 3 bedrooms and a shower room (fitted 2022) to the first floor, whilst the ground floor boasts an entrance hall, WC, spacious lounge/diner with French doors opening onto the rear patio area, office, kitchen and utility room. Outside the property has off street parking for multiple cars, garage and enclosed rear garden which is mainly laid to lawn with decking and paved areas. Further benefits of the property includes gas central heating and uPVC double glazing throughout and is situated nearby to a range of essential amenities which includes national retail outlets, supermarkets, independent stores, doctors surgery, regular bus service to Lincoln city centre and easy access to A46 bypass from south and north of Lincoln. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C.



Entrance Hall

Having door to side aspect, uPVC double glazed window to front aspect, radiator and stairs rising to first floor.

Downstairs WC

Having uPVC double glazed window to side aspect, radiator, wash hand basin and low level WC.

Lounge

10' 2" x 17' 6" (3.10m x 5.33m)

Having uPVC double glazed window to front aspect, radiator, coved ceiling and archway into:

Dining Area

8' 8" x 9' 5" (2.64m x 2.87m)

Having uPVC double glazed window to side aspect, uPVC double glazed French doors to rear aspect, Velux window, radiator and ceiling spot lights.

Office

10' 2" x 8' 7" (3.10m x 2.61m)

Having uPVC double glazed window to front aspect and radiator.

Kitchen

13' 5" x 8' 1" (4.09m x 2.46m)

New 2019. Having uPVC double glazed window to rear aspect, radiator, understairs storage cupboard, wall and base units with work surfaces over, inset sink and drainer unit, oven, hob and extractor, gas central heating boiler and space for full height fridge freezer.

Utility Room

4' 9" x 9' 5" (1.45m x 2.87m)

Having uPVC double glazed window to rear aspect, door to side aspect, radiator, base units with work surfaces over, sink unit, space and plumbing for washing machine.

First Floor Landing

Having loft access and storage cupboard.

Bedroom 1

10' 3" x 12' 7" (3.12m x 3.83m)

Having uPVC double glazed window to front aspect, radiator, built-in wardrobe and 2 storage cupboards.

Bedroom 2

12' 0" max x 11' 4" max (3.65m x 3.45m)

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

Bedroom 3

7' 3" x 8' 7" (2.21m x 2.61m)

Having uPVC double glazed window to rear aspect, radiator and storage cupboard.

Shower Room

9' 0" max x 5' 6" max (2.74m x 1.68m)

New 2022. Having uPVC double glazed window to rear aspect, wash hand basin, low level WC set in vanity unit, walk-in shower cubicle with rainfall shower and additional handheld shower, heated towel rail and part tiled walls.

Garage

7' 8" x 16' 1" (2.34m x 4.90m)

Having up and over door, power and light.

Outside Front

A block paved area to the front provides off street parking and leads to garage. There is also a lawned garden which extends to the side with a range of shrubs.

Outside Rear

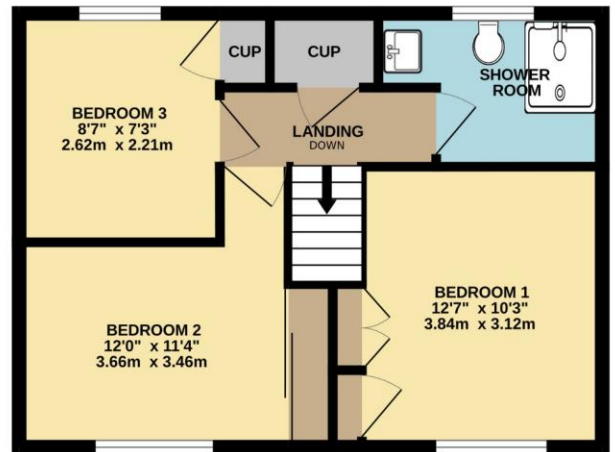
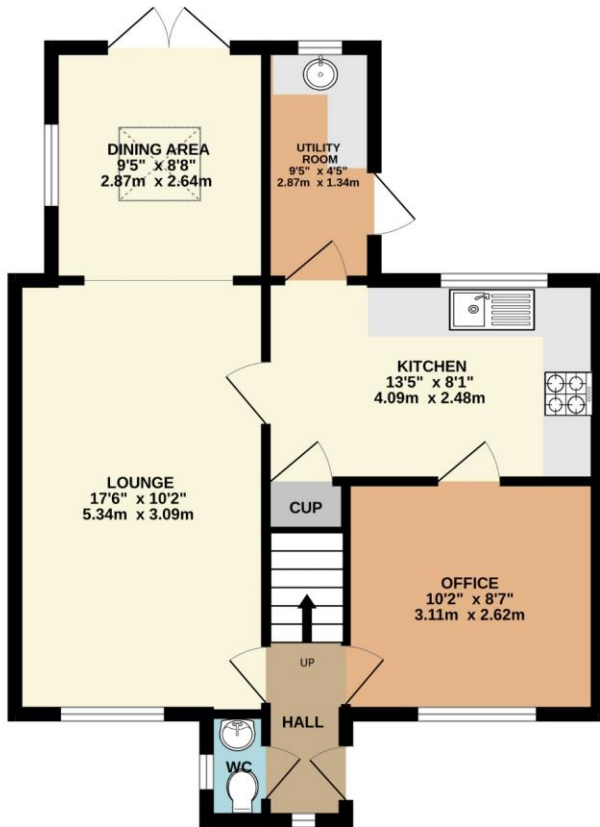
The enclosed rear garden is mainly laid to lawn with a decking area and a paved patio area.





GROUND FLOOR

1ST FLOOR



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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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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