



- Semi-Detached House
- 3 Bedrooms
- Lounge & Dining Room
- Conservatory

- First Floor Bathroom
- Enclosed Garden
- Communal Parking & Single Garage
- Solar Panels Owned Outright

Hawthorn Chase, Lincoln, LN2 4RF,
£215,000





Starkey&Brown is delighted to offer for sale this 3 bedroom semi-detached house situated on the northern outskirts of Lincoln city centre. Having accommodation over 2 floors and having owned outright solar panels the property is an ideal for a growing family. Ground floor accommodation comprises of a welcoming entrance hall, downstairs WC, 12'5 lounge, dining room and a modern kitchen with a range of base and eye level units and integral appliances and uPVC conservatory. Rising to the first floor are 3 bedrooms, bedroom 2 having built-in wardrobes, all bedrooms benefits from the use of a 4 piece bathroom suite. To the rear of the property there is a low maintenance garden ideal for entertaining and relaxing, being non-overlooked and having a covered structure with access to a brick built garden store which includes power and shelving. Furthermore the property includes communal parking and a single garage (in a block). The property is situated to nearby amenities and quick transport routes such as the A46 and A57 leading north and south, locally there are a range of retail outlets and supermarkets that can be found at Carlton Boulevard shopping complex and Nettleham Field shopping complex. Schooling is also nearby at primary and secondary levels. For further information contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having composite front door, radiator, understairs storage cupboard and stairs rising to first floor. Access to downstairs WC, lounge and kitchen.

Downstairs WC

5' 0" x 5' 2" (1.52m x 1.57m)

Having uPVC double glazed obscured window to side aspect, pedestal wash hand basin unit, low level WC and a wall mounted gas combination boiler.

Lounge

12' 0" x 12' 5" (3.65m x 3.78m)

Having uPVC double glazed window to front aspect, wood effect laminate flooring and radiator. Double doors into:

Dining Room

7' 10" x 8' 7" (2.39m x 2.61m)

Having radiator and sliding doors into conservatory. Access into:

Kitchen

12' 6" x 8' 7" (3.81m x 2.61m)

Having a range of base and eye level units, counter worktops, space and plumbing for appliances, integral double oven with 4 ring hob and extractor hood over, sink and drainer unit, radiator, uPVC double glazed window to rear aspect and door to rear aspect leading onto rear garden.

Conservatory

12' 3" x 7' 10" (3.73m x 2.39m)

Being of uPVC construction and brick base, radiator, French doors to side aspect leading onto rear garden.

First Floor Landing

Having loft access, uPVC double glazed window to side aspect, . Loft is insulated with light, no ladder, no boarding.

Master Bedroom

9' 5" x 12' 9" (2.87m x 3.88m)

Having uPVC double glazed window to front aspect, radiator and covered ceiling.

Bedroom 2

8' 9" x 12' 6" max (2.66m x 3.81m)

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

Bedroom 3

7' 5" x 9' 6" (2.26m x 2.89m)

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

Bathroom

8' 6" x 7' 8" (2.59m x 2.34m)

Having a 4 piece suite comprising a corner shower bath, corner shower cubicle with mains fed shower, chrome heated hand towel rail, tiled surround, vanity hand wash basin unit, low level WC and uPVC double glazed obscured window to rear aspect.

Outside Rear

Having enclosed garden with fenced perimeters, being mostly paved with artificial turf, 2 covered structures 1 providing access to the garden store outbuilding (7' 6" x 6' 2" (2.28m x 1.88m) Having power and shelving. Additional laid to lawn area. Access to the front of the property.

Outside Front

Having pathway access, front lawned garden and access front door entry.

Parking & Garage

There is a single garage located in a communal block and there is shared communal parking between the residents.

Agents Note

The property comes with owned outright solar panels which comes with a feeding tariff with funds being paid every quarter.

Agents Note 1

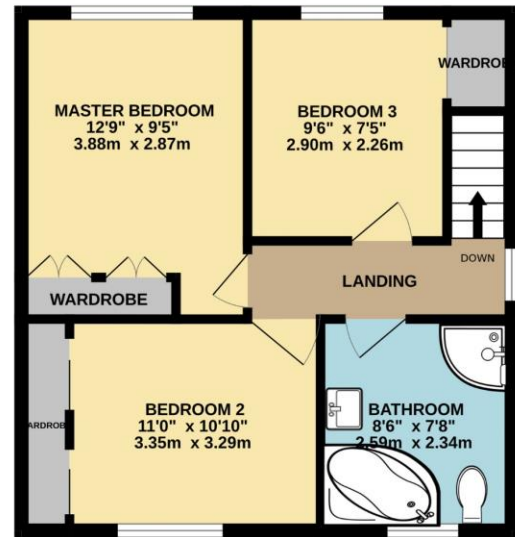
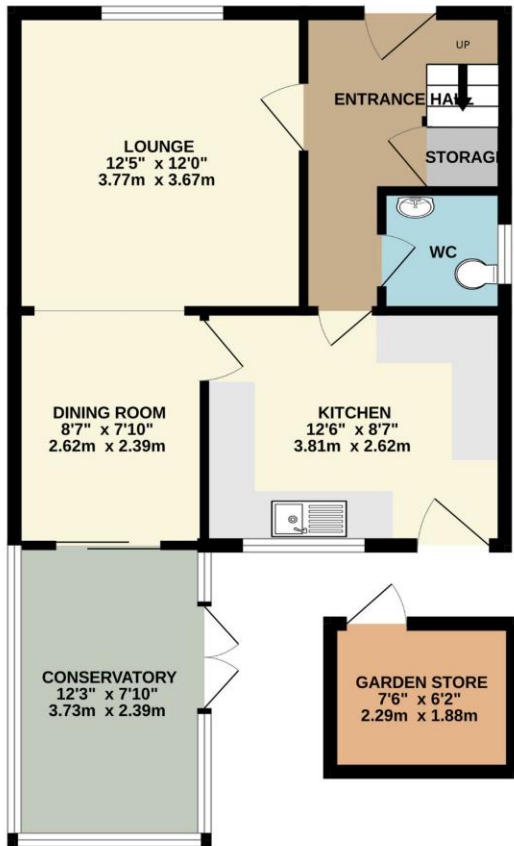
The property comes with a communal ground maintenance charge which is calculated at £634 per annum taken prior to the year.





GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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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