



- Detached Family Home
- 4 Double Bedrooms
- Superb Gardens
- 2 Renovated Bathrooms By Palmers
- Breakfast Kitchen & Utility Room
- Lounge, Dining Room & Conservatory
- New Resin Driveway & Double Garage
- Immaculately Presented Throughout

Grosvenor Avenue, Forest Park, LN6 0XT,  
Offers Over £465,000







An exciting opportunity to purchase to purchase this immaculately presented detached family home. Boasting 4 double bedrooms over two floors, the property has been lovingly maintained and refurbished over the past 6 years by the current owners. Having extensive living accommodation over the ground floor which comprises an impressive lounge with bespoke plantation shutters from Dobbs and feature FLAMES fireplace, a separate dining room, breakfast kitchen with French doors onto the garden, utility room and conservatory. Rising to the first floor are spacious bedrooms which benefit from the use of upgraded shower rooms fitted by Palmers. The master bedroom includes fitted wardrobes by Robes N Rails and a Palmers shower room with a sleek contemporary finish. Internally the home is superb for entertaining and family living but externally the house comes into its own with a spectacular rear garden enjoying a selection of mature trees and colourful flowers from around the world. The garden has a mostly laid to lawn area with patio seating area whilst also featuring a secure side garden, timber built garden shed and a newly laid resin driveway. The front of the property is completed with a charming storm porch and double garage with a recently fitted Somfy electric door. Grosvenor Avenue is situated off Skellingthorpe Road towards the outskirts of Lincoln city centre and being a short 15 minute drive from the main high street and retail areas. Within the immediate vicinity of the property is a wealth of amenities such as schooling at primary and secondary level, Hartsholme Country Park, supermarkets and easy access to the A46. Council tax band: Freehold.





## Hallway

Having uPVC front door to front aspect, radiator and understairs storage cupboard. Access to:

## WC

Having vinyl flooring, radiator, low level WC, corner hand wash basin unit, uPVC double glazed obscured window to front aspect.

## Lounge

24' 2" max x 18' 6" (7.36m x 5.63m)

Having 3 uPVC double glazed windows to front aspect all with custom fitted plantation shutters by Dobbs Blinds, a feature Flames of Lincoln electric fireplace, custom built radiator covers, wood effect laminate flooring and access into:

## Conservatory

9' 6" x 9' 1" (2.89m x 2.77m)

Being of brick base with uPVC surround, wood effect laminate flooring, power points and Virgin Media broadband point and French doors leading onto rear garden.

## Dining Room

14' 2" x 8' 8" (4.31m x 2.64m)

Having 2 uPVC double glazed windows, wood effect flooring and radiator.

## Kitchen Diner

18' 5" max x 10' 8" (5.61m x 3.25m)

Having a range of base and eye level units with counter worktops, one and a half sink and drainer unit, integral slimline dishwasher, Neff oven with 4 ring induction hob and extractor unit over, French doors leading onto the rear garden, uPVC double glazed window to rear aspect, wood effect laminate flooring and access into:

## Utility Room

8' 4" x 8' 8" (2.54m x 2.64m)

Having a range of base and eye level units with counter worktops, space and plumbing for laundry appliances, integral Neff oven, uPVC double glazed window and door to rear aspect leading onto rear garden, radiator, wall mounted gas combination boiler and wood effect laminate flooring.

## First Floor Landing

Having radiator and loft access.

## Master Bedroom

14' 0" max to back of wardrobes x 11' 9" (4.26m x 3.58m)

Having 2 uPVC double glazed windows to front aspect, Robes N Rails built-in wardrobes and built-in wardrobes and overbed storage units, 2 radiators and access to:

## En-Suite

8' 0" x 5' 3" (2.44m x 1.60m)

Fitted by Palmers Kitchens and includes a walk-in shower with floating vanity unit and WC, full tiled surround and flooring, uPVC double glazed obscured window to front aspect.

## Bedroom 2

14' 0" x 9' 9" (4.26m x 2.97m)

Having 2 uPVC double glazed windows to rear aspect and radiator.

## Bedroom 3

11' 9" max x 10' 9" (3.58m x 3.27m)

Having uPVC double glazed window to rear aspect and radiator.

## Bedroom 4

8' 1" x 12' 9" min (2.46m x 3.88m)

Having uPVC double glazed window to front aspect and radiator.

## Shower Room

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

A fitted Palmers shower room and having walk-in shower, a full tiled surround and flooring, floating vanity unit and WC with illuminating mirror over vanity unit, a heated towel rail and a uPVC double obscured window to rear aspect.

## Outside Front

Having a recently refurbished driveway which is mostly laid to resin with a selection of mature trees and shrub borders. Parking provisions for many vehicles, access to a double power socket and access to storm porch giving access to front door entry.

## Outside Rear

Is enclosed with hedged and fenced perimeters, a mature garden which has been carefully created over numerous years, leading to a glorious garden which is mature with an abundance of nature colour with flowers rotated throughout the seasons and all year round. Having an idyllic patio seating area, a large laid to lawn area, side access to a garden with gated access for additional storage or alternative use, a timber built garden shed, an external double power source and an external water source.

## Double Garage

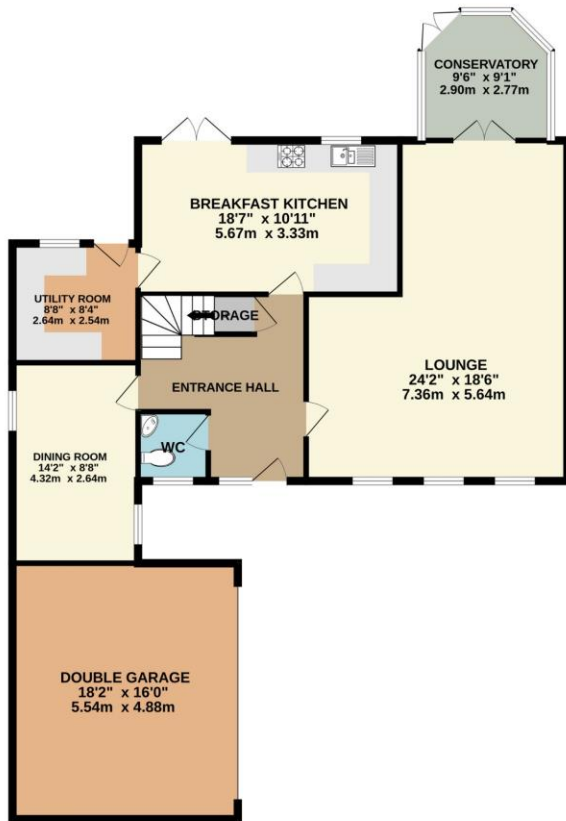
Having power and lighting with recently fitted Somfy electric door.





GROUND FLOOR  
1308 sq.ft. (121.5 sq.m.) approx.

1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 2042 sq.ft. (189.7 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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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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