



- Extended Semi-Detached House
- Lounge & Family Room/Gym
- Kitchen Diner & Utility Room
- South-East Facing Garden
- 3 Bedrooms
- First Floor Bathroom
- Garden Backing Onto Village Playing Fields
- Driveway Parking

Queensway, Potterhanworth, LN4 2EA,
Offers in Excess of £215,000





Situated in the popular village of Potterhanworth is this extended semi-detached house boasting 3 bedrooms across 2 floors. The ground floor comprises of two entrance halls with one providing access to the first floor and the second providing access to utility room and downstairs WC. Further accommodation to the ground floor includes a 19'4 max lounge with double doors leading into an extended kitchen diner measuring 17'3 x 11'9. The kitchen diner comes with a range of eye and base level units, French doors to the rear garden and access to a family room which is currently utilised as a gym. Rising to the first floor are 3 generous bedrooms with the master bedroom featuring it's own built-in storage and all bedrooms benefitting from the use of a 3 piece bathroom suite and 2 bedrooms to the rear enjoying unobstructive views to the rear. To the front of the property there is driveway parking for a maximum of 2 vehicles. To the rear of the property there is lawned area with ample space for a growing family. The village of Potterhanworth is situated a short 15 minute drive from Lincoln city centre and has a semi-rural feel with amenities close by in the nearby villages of Branston and Metheringham. Furthermore the village has it's own public house called The Chequers and access to Hanworth Country Park. For further details and viewing arrangements contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall 1

Having stairs rising to first floor entry.

Entrance Hall 2

Having separate access to utility room and downstairs WC.

Utility Room

6' 1" x 7' 5" (1.85m x 2.26m)

Having a range of base level units with space and plumbing for appliances and uPVC double glazed obscured window to front aspect and radiator.

WC

3' 0" x 3' 8" (0.91m x 1.12m)

Having a low level WC, wash hand basin unit and radiator.

Family Room/Gym

13' 8" x 7' 5" (4.16m x 2.26m)

Having wood laminate flooring, radiator and a window opening into kitchen diner and access into:

Lounge

10' 9" max x 19' 4" max (3.27m x 5.89m)

Having a multi-fuel burner, radiator and wood effect laminate flooring. Double door into:

Kitchen Diner

17' 3" x 11' 9" (5.25m x 3.58m)

Having a range of base and eye level units with counter worktops, tiled flooring and uPVC double glazed window to rear aspect, French doors to rear aspect leading onto rear garden, integral oven, 4 ring hob with extractor hood over, sink and drainer unit.

First Floor Landing

Having uPVC double glazed window to side aspect, storage cupboard and loft access.

Master Bedroom

14' 1" x 8' 9" (4.29m x 2.66m)

Having built-in storage, uPVC double glazed window to front aspect, radiator and solid wood flooring.

Bedroom 2

10' 2" x 9' 6" (3.10m x 2.89m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 3

11' 9" max x 9' 1" max (3.58m x 2.77m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

9' 6" min x 4' 7" max (2.89m x 1.40m)

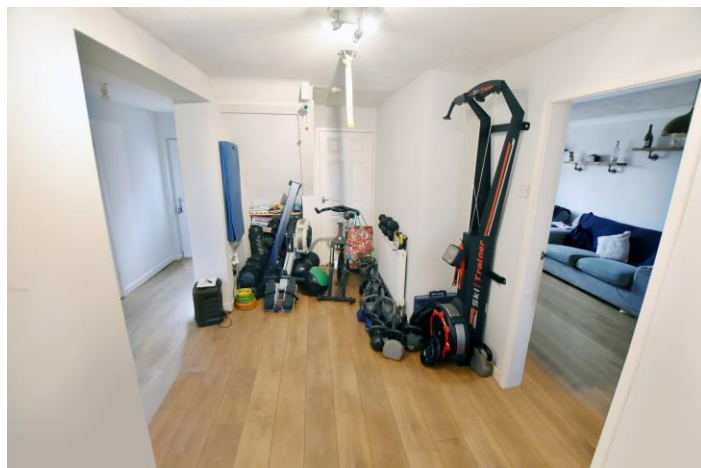
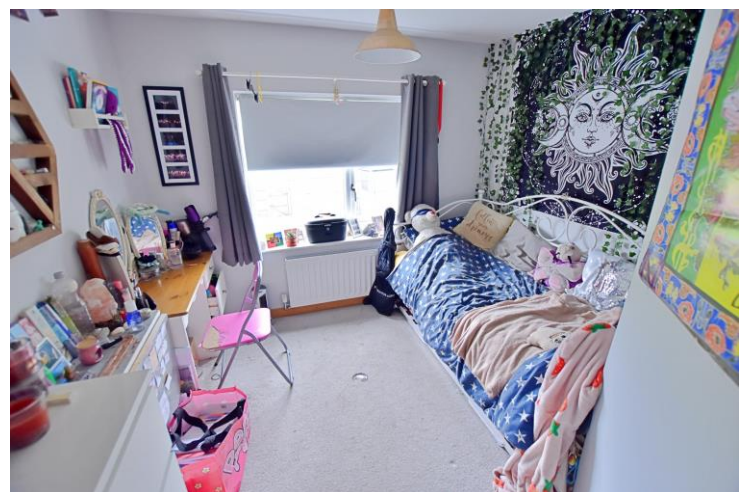
Having a low level WC, pedestal hand wash basin unit, panelled bath with electric shower over, uPVC double glazed obscured window to side aspect and a radiator.

Outside Rear

Having an enclosed garden with fenced perimeters being mostly laid to lawn and a timber built garden shed, coal and wood store. Gated access to village playing fields.

Outside Front

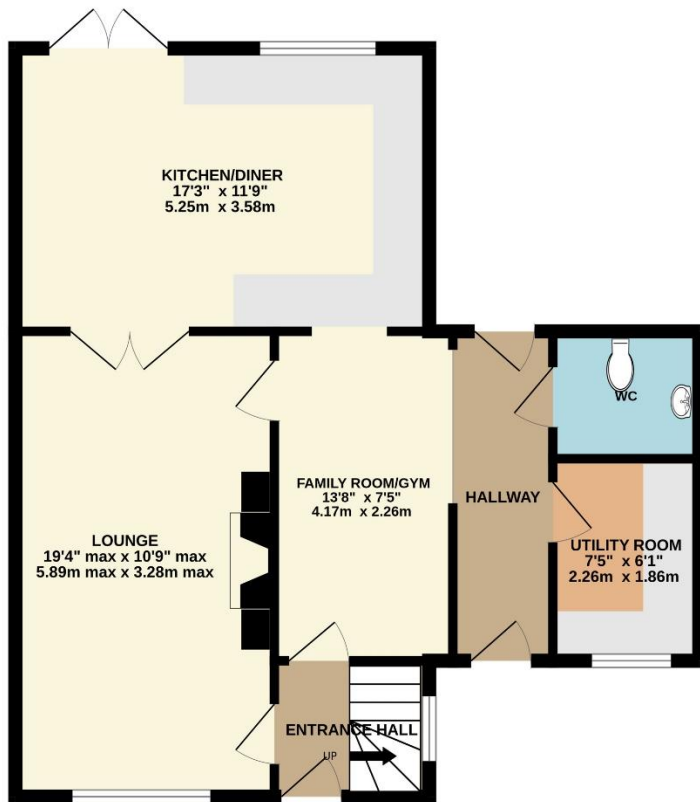
Having driveway parking for a maximum of 2 vehicles with gated access and lawned front garden with access to either entrance hall.





GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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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