

- Bay Fronted Semi-Detached House
- Charming Period Features
- 2 Bedrooms
- Kitchen Diner & Lounge

- First Floor Bathroom
- Landscaped Garden With Summerhouse
- Driveway Parking
- Walking Distance To Boultham

Quorn Drive, Lincoln, LN6 7UL,  
£199,950





This charming bay fronted semi-detached house is located within a close walk to Boultham Park. Having being immaculately presented by the current owners the property manages to maintain a range of charming period features. The property boasts 2 bedrooms and comes with a double bay fronted façade with the lounge measuring 12'9" x 10'9" and providing access to a large dining room which has French doors leading onto the rear garden and opens into the kitchen which has a range of fitted units and views over the back garden. Rising to the first floor is a large master bedroom which feature bay window, built-in wardrobe with bedroom 2 also benefitting from built-in wardrobe and a 3 piece bathroom suite finishes the first floor. Further benefits of the property includes uPVC double glazing throughout, gas central heating, pantry, modern boiler, newly fitted carpets to stairs and bedrooms, a recently landscaped gardens to the front and rear. There is a summerhouse to the rear garden with internet access and can be utilised as an office. The front of the property has been landscaped within the last year and provides off street parking. The property makes an ideal for a young family or a first time buyers. There is also flexibility with great access to local amenities which includes schooling at primary and secondary level, a regular bus service to and from Lincoln city centre, popular walks nearby such as Boultham Park and a short walk to Lincoln city centre. For further details, contact Starkey&Brown. Council tax band: B. Freehold.



### Entrance Hall

Having front door entry to front aspect, stairs rising to first floor and radiator.

### Lounge

12' 9" x 10' 9" (3.88m x 3.27m)

Having feature uPVC double glazed bay window to front aspect, radiator, gas fireplace (no used by the current owners) and access into:

### Dining Room

12' 1" x 14' 0" (3.68m x 4.26m)

Having uPVC double glazed window to side aspect, stepped access to uPVC French doors leading to rear aspect, radiator and access to pantry. Also provides access to the kitchen.

### Pantry

Housing a gas combination boiler (serviced in 2023) and a newly fitted double glazed obscured window to side aspect.

### Kitchen

5' 7" x 8' 11" (1.70m x 2.72m)

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

### First Floor Landing

Having access to bedrooms, bathroom and loft. Loft being insulated (no ladder, no boarding but plenty of insulation).

### Master Bedroom

14' 0" x 12' 7" (4.26m x 3.83m)

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

### Bedroom 2

10' 8" x 7' 9" (3.25m x 2.36m)

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

### Bathroom

5' 10" x 6' 7" (1.78m x 2.01m)

Having uPVC double glazed obscured window to rear aspect, panelled bath with showerhead over, low level WC, vanity hand wash basin unit, tiled surround, extractor and heated towel rail.

### Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn with a recently refurbished decking area and summerhouse with internet access and power (purchased from Whisby Garden centre 2023). Garden also includes 2 garden sheds (recently been re-roofed).

### Outside Front

To the front of the property is a front driveway which has been landscaped by the current owners. Being predominantly paved and having a dropped kerb for driveway parking.

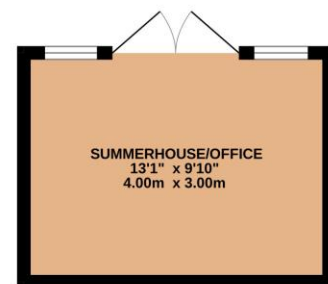
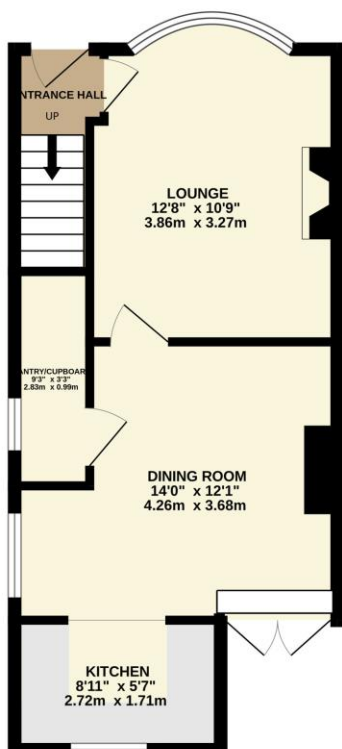




GROUND FLOOR  
392 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR  
334 sq.ft. (31.1 sq.m.) approx.

2ND FLOOR  
131 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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