



- Detached Family Home
- 4 Bedrooms
- 20ft Kitchen Diner
- Garden Room Extension
- En-Suite & Family Bathroom
- Landscaped Gardens
- Driveway & Single Garage
- Quiet Cul-De-Sac Location

Roseum Close, Lincoln, LN6 3DF,
£365,000



This exceptional 4-bedroom detached home is a perfect opportunity for a growing family, offering a blend of modern living with family-friendly space located within the southern outskirts of Lincoln city centre. Positioned in a quiet, sought-after residential area, the property offers both tranquillity and convenience. With excellent transport links, local schools, and a range of amenities just a short distance away, this is the ideal home for those looking for comfort, style, and a welcoming community. The ground floor layout comprises a bay fronted lounge, welcoming entrance hall, downstairs WC and a large kitchen diner. Furthermore, there is a utility room and a garden room extension with insulated roof making the space usable throughout the year. Rising to the first floor are 4 bedrooms which includes a master bedroom with built-in wardrobes and en suite. All bedrooms benefit from the use of a 3 piece family bathroom. Outside to the rear is a low maintenance garden which is ideal for entertaining guests and relaxing with the family. Parking is provided by a driveway which also gives access to a single garage. The nearby area offers a wealth of amenities making it an ideal location for a family. The area boasts excellent local schools at primary and secondary level providing high-quality education for children of all ages. Families can enjoy outdoor spaces such as nearby Hartsholme Park, perfect for picnics and walks. North Hykeham Leisure Centre offers swimming and sports facilities, while local parks provide playgrounds for younger children. Convenient supermarkets and retail outlets can be found on Tritton Road and North Hykeham Shopping Centre. Council tax band: D. Freehold.



Entrance Hall

Having a composite front door to front aspect, wood effect flooring, stairs rising to first floor and a understairs storage cupboard. Access to:

Downstairs WC

6' 2" x 2' 7" (1.88m x 0.79m)

Having a low level WC, hand wash basin unit, tiled floor and surround, chrome heated hand towel rail and a uPVC double glazed obscured window to front aspect.

Lounge

13' 10" x 11' 7" (4.21m x 3.53m)

Having a bay window to front aspect, uPVC double glazed window to side aspect, wood flooring, radiator and coved ceiling.

Kitchen Diner

20' 2" x 9' 5" (6.14m x 2.87m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, 2 radiators, integrated wine rack and storage cabinets at eye level. Access into garden room and access into:

Utility Room

6' 9" x 4' 9" (2.06m x 1.45m)

Having a range of base and eye level units with space and plumbing for white goods, wall mounted gas central heating boiler, uPVC external door to side aspect, sink and drainer unit.

Garden Room

12' 10" x 7' 8" (3.91m x 2.34m)

Being of brick base with uPVC construction, insulated ceiling and underfloor electric heating with French doors to side aspect leading onto rear garden.

First Floor Landing

Having airing cupboard with hot water cylinder, shelving, loft access (partially boarded, insulated and a pull down ladder). Access to bedrooms and bathroom.

Master Bedroom

13' 11" max x 11' 11" (4.24m x 3.63m)

Having 2 built-in wardrobes, uPVC double glazed window to front and side aspects with plantation shutters and radiator. Access to:

En-Suite

6' 8" x 4' 8" (2.03m x 1.42m)

Having a 4 piece suite comprising of a low level WC, pedestal hand wash basin unit, corner shower cubicle with power shower, bidet, uPVC double glazed obscured window to side aspect, chrome heated hand towel rail, tiled floor and tiled surround and extractor unit.

Bedroom 2

9' 10" x 9' 8" (2.99m x 2.94m)

Having uPVC double glazed window with plantation shutters to rear aspect, built-in wardrobe and radiator.

Bedroom 3

9' 5" x 8' 4" (2.87m x 2.54m)

Having uPVC double glazed window to rear aspect with plantation shutters, radiator and access to eaves storage measuring 3' 6" x 6' 9" (1.07m x 2.06m).

Bedroom 4

11' 3" x 6' 9" (3.43m x 2.06m)

Having uPVC double glazed window with plantation shutters to front aspect and radiator.

Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

Having a uPVC double glazed obscured window to the rear aspect, bathtub with power shower over, low level wc, pedestal hand wash basin unit and a tiled wall surround.

Outside Rear

Having enclosed garden with fenced perimeters, being mostly laid to lawn. A patio area with timber built garden shed, side access to the front of the property and outside water source.

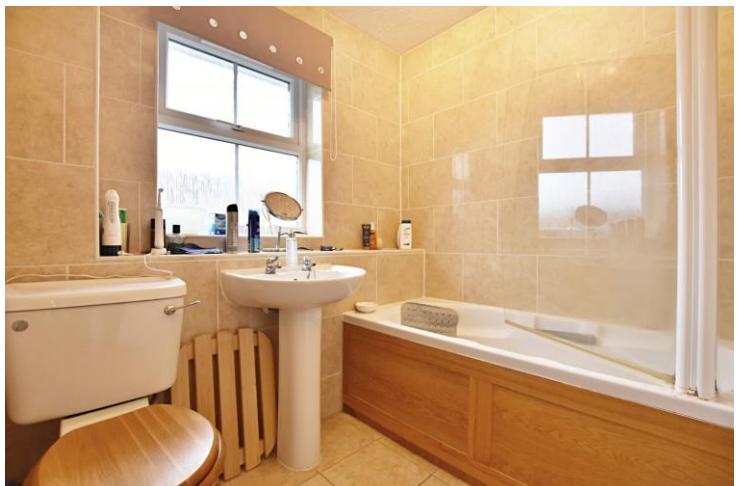
Outside Front

Having off street parking with landscaped front garden. Access to a single garage.

Single Garage

16' 3" x 8' 3" (4.95m x 2.51m)

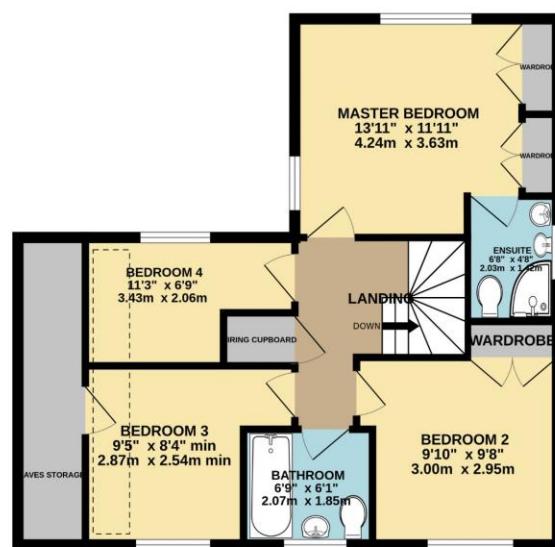
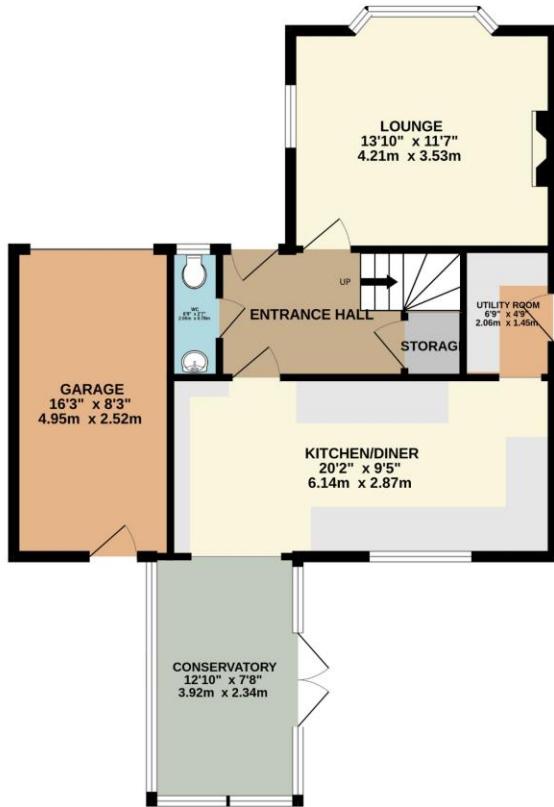
Having up and over door, power and lighting. Personnel door to rear aspect.





GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.

1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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. These plans are for guidance 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.
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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 vendor'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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE