



- Detached Family Home
- 4 Double Bedrooms
- 2 Bathrooms
- Kitchen Diner & Utility Room
- Lounge & Study For Working From Home
- Beautifully Presented Rear Garden
- Cathedral Views
- Prime Uphill Location

Marriner Crescent, Uphill, LN2 1BB,
£525,000



Situated within a prime Uphill location is this substantial 4 bedroom detached family home. Measuring approximately 1500 sq ft and boasting 4 double bedrooms the property makes for an ideal family home.

Being immaculately presented throughout the ground floor comprises of a generous sized and welcoming entrance hall which gives access to the main living accommodation with wooden flooring throughout. There is a 20'1" kitchen diner with a bay fronted window and French doors overlooking the beautiful gardens, a 16'9" lounge with French doors leading onto the rear garden and, a study which makes for an ideal working from home space.

Rising to the first floor there are 4 double bedrooms with the master bedroom and bedroom 2 featuring built-in wardrobes. The master bedroom boasts 3 uPVC double glazed windows and access to a private en-suite shower room.

Furthermore bedroom 3 and bedroom 4 enjoy Cathedral views with all bedrooms benefitting from a 4 piece bathroom suite and a spacious landing.

To the rear of the property there is an enclosed garden which enjoys the sun throughout the day and comes with a patio area as well as an arrangement of maturely planted beds making for an ideal family space and for entertaining and relaxing with guests.

Ample parking provisions are provided with space for many vehicles with access to a double garage measuring 20'2" x 20'6".

Marriner Crescent is located off Nettleham Road and provides easy and quick access to a range of important Lincoln amenities, these include The University of Lincoln, Lincoln County Hospital and Bishop Grosseteste University. Lincoln Cathedral, Bailgate and Lincoln Castle are a 15 minute walk away. Nearby schools include Lincoln Minster, Lincoln Christ's Hospital, Lincoln UTC and Lincoln Castle Academy with buses to William Farr and LSST from nearby Nettleham Road. There is a regular bus service into Lincoln City centre as well as convenient access to A46, A15, south towards Newark and north towards Scunthorpe.

For further details and viewing arrangements contact Starkey&Brown. Council tax band: F. Freehold.



Entrance Hall

Having composite front door entry to front aspect, radiator, stairs rising to first floor and understairs storage cupboard. Access to:

Downstairs WC

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

Kitchen Diner

20' 1" x 12' 10" (6.12m x 3.91m)

Having uPVC double glazed bay window to front aspect, 2 radiators, French doors leading to rear-garden, wood flooring and fitted kitchen units with a range of integral appliances such as a 5 ring hob with extractor hood, double oven, dishwasher, fridge freezer, a wall mounted gas central heating boiler, sink and drainer unit and access into:

Utility Room

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

Having a range of base and eye level units with space and plumbing for laundry appliances, sink and drainer unit and a radiator and an external rear door leading onto the rear garden.

Study

10' 1" max x 8' 2" (3.07m x 2.49m)

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

Lounge

16' 9" x 12' 2" (5.10m x 3.71m)

Having a double door entrance with French doors leading onto the rear garden, wood flooring, 2 uPVC double glazed windows and 2 radiators.

First Floor Landing

Having stairs with a feature window, loft access, radiator, and airing cupboard housing hot water cylinder with shelving.

Master Bedroom

16' 9" max x 12' 2" (5.10m x 3.71m)

Having 3 uPVC double glazed windows, built-in wardrobes and 2 radiators. Access to:

En-Suite

Having a shower cubicle, low level WC, pedestal hand wash basin unit, tiled surround, tiled flooring, shaver point, extractor unit, uPVC double glazed obscured window and a radiator.

Bedroom 2

11' 3" x 10' 6" (3.43m x 3.20m)

Having uPVC double glazed window, built-in wardrobe and radiator.

Bedroom 3

13' 10" x 8' 5" (4.21m x 2.56m)

Having uPVC double glazed window with Cathedral view and radiator.

Bedroom 4

10' 10" x 8' 5" (3.30m x 2.56m)

Having uPVC double glazed window with Cathedral view and radiator.

Bathroom

Having tiled surround with a shower cubicle, panelled bath, pedestal hand wash basin unit, low level WC, radiator, shaver point, extractor unit and uPVC double glazed obscured window.

Outside Rear

Is enclosed with fenced perimeters, being mostly laid to lawn with patio seating area and having an arrangement of beds with mature planted flowers, shrubs and fruit trees with external water source and access to the front.

Outside Front

Having ample parking for many vehicles with access to front door entry and garage.

Garage

20' 2" x 20' 6" (6.14m x 6.24m)

Having manual up and over door, side door access, internal storage units, roof space storage and separate consumer unit.





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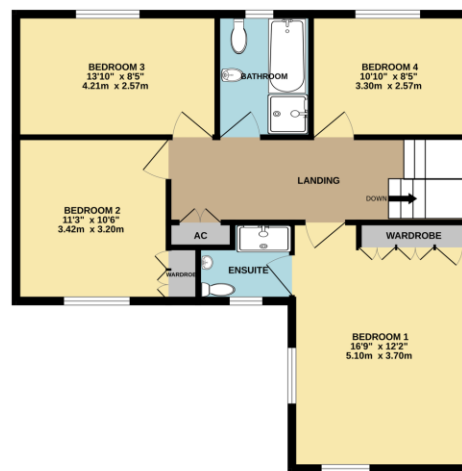
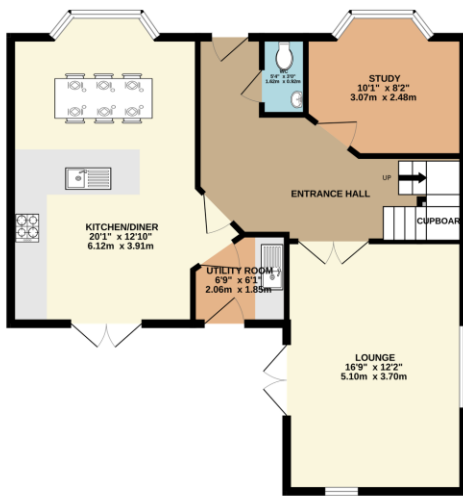
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GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.

1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.

GARAGE



TOTAL FLOOR AREA : 1517sq.ft. (140.9 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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