



- Modern Detached House
- 3 Bedrooms & 2 Bathrooms
- Built In Summer 2022
- Kitchen Diner With Garden Views

- Downstairs WC & Utility Room
- Landscaped Garden With Cabin
- Driveway Parking & Garage
- Builders Upgrades & Immaculate Presentation Throughout

Limewoods Way, Carlton Boulevard, LN2 4ZN,  
£282,500







Situated in the Greetwell Fields development close to Carlton Boulevard in the Uphill area of Lincoln is this modern 3 bedroom detached house. Built in 2022 the property boasts immaculate accommodation throughout and also features builders upgrades. The ground floor comprises of a welcoming entrance hall, a downstairs WC, a kitchen diner which overlooks the garden and comes with a range of integral appliances and access to a utility room. Completing the ground floor is luxury vinyl flooring and a lounge with plantation shutters and measuring 12'1" x 12'10". Rising to the first floor are 3 generous bedrooms with the master featuring a triple wardrobe and access to en-suite shower room. Two further bedrooms measuring 9'5" x 9'2" and 8'5" x 9'5" both benefit from the use of a 3 piece bathroom suite. To the rear of the property there is a landscaped rear garden which enjoys an abundance of sun throughout the day and an outdoor multi purpose -home office or workspace with insulation and power. Limewoods Way is nearby to a range of local amenities. These amenities can be predominantly at the Carlton Centre which include Glebe Park doctors surgery, close to Lincoln County Hospital, a range of nationwide retailers, gym, Co-op foodstore and a post office. Larger supermarkets and retailers can be found nearby on Wragby Road and the well sought after Carlton Academy primary school. For more information or to arrange a viewing. Contact Starkey&Brown. Council tax band: C. Freehold.



## Entrance Hall

Having composite front door to front aspect, radiator, uPVC double glazed window to side aspect and luxury vinyl flooring. Cupboard rising to first floor, understairs storage and cupboard housing consumer unit. Access to kitchen diner, lounge and downstairs WC.

## Downstairs WC

Having a low level WC, corner hand wash basin unit, radiator, extractor unit and luxury vinyl flooring.

## Lounge

12' 1" x 12' 10" (3.68m x 3.91m)

Having uPVC double glazed window to front aspect with plantation shutters, radiator and is laid to carpet.

## Kitchen Diner

18' 0" x 9' 3" (5.48m x 2.82m)

Having a range of base and eye level units with counter worktops, appliances such as a fridge freezer, oven, 4 ring hob with extractor hood over, sink and drainer unit, uPVC double glazed window to rear aspect, French doors to rear aspect leading onto the rear garden, a single radiator and luxury vinyl flooring. Access into:

## Utility Room

5' 8" x 5' 4" (1.73m x 1.62m)

Having a range of storage units, wall mounted gas combination boiler, luxury vinyl flooring, space and plumbing for laundry appliances and a composite door to side aspect leading to the rear garden.

## First Floor Landing

Having uPVC double glazed window to side aspect, loft access (insulated no boarding) and a large storage cupboard.

## Master Bedroom

12' 10" max x 10' 8" max (3.91m x 3.25m)

Having a triple wardrobe with mirror effect sliding doors, radiator, uPVC double glazed window to front aspect with plantation shutters and digital thermostat control. Access to:

## En-Suite

5' 10" x 5' 11" (1.78m x 1.80m)

Having a pedestal wash hand basin unit, low level WC, heated towel rail with matt finish, uPVC double glazed obscured window to front aspect, shower cubicle with half tiled surround and extractor unit.

## Bedroom 2

9' 5" x 9' 2" (2.87m x 2.79m)

Having uPVC double glazed window to rear aspect with black out blinds, double wardrobe with mirror effect sliding doors and radiator.

## Bedroom 3

8' 5" x 9' 5" (2.56m x 2.87m)

Having uPVC double glazed window to rear aspect and radiator.

## Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)

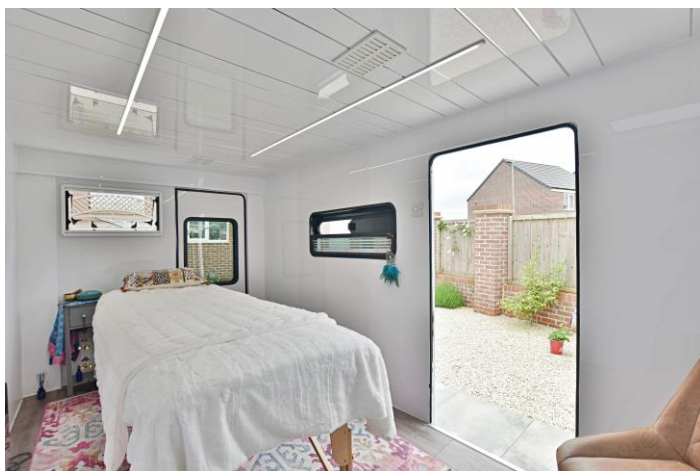
Having a bath tub, half tiled surround, pedestal hand wash basin unit, low level WC, uPVC double glazed obscured window to side aspect, heated towel rail with matt finish.

## Outside Rear

Being a corner plot. Having an enclosed garden with fenced and walled perimeters, being mostly landscaped with a gravelled and paved finish. A selection of shrubs and climbers with privacy shield. An outdoor multi purpose cabin which comes with power, insulation, lighting and heating. Driveway parking for up to 2 cars a single garage.

## Single Garage

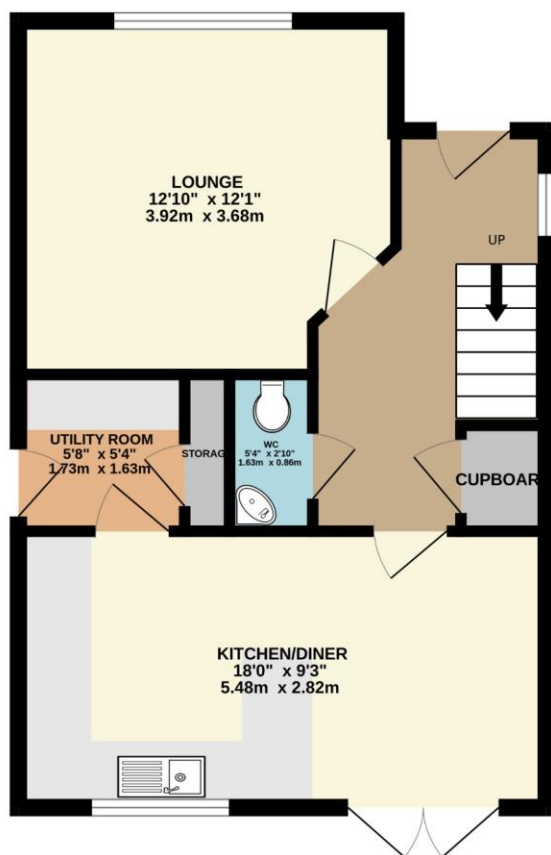
Having power and lighting.



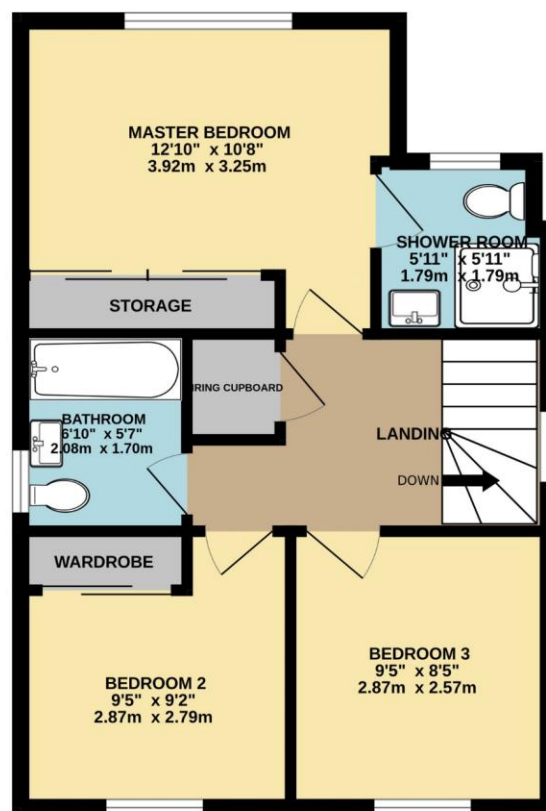




GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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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 vendors/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.

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