

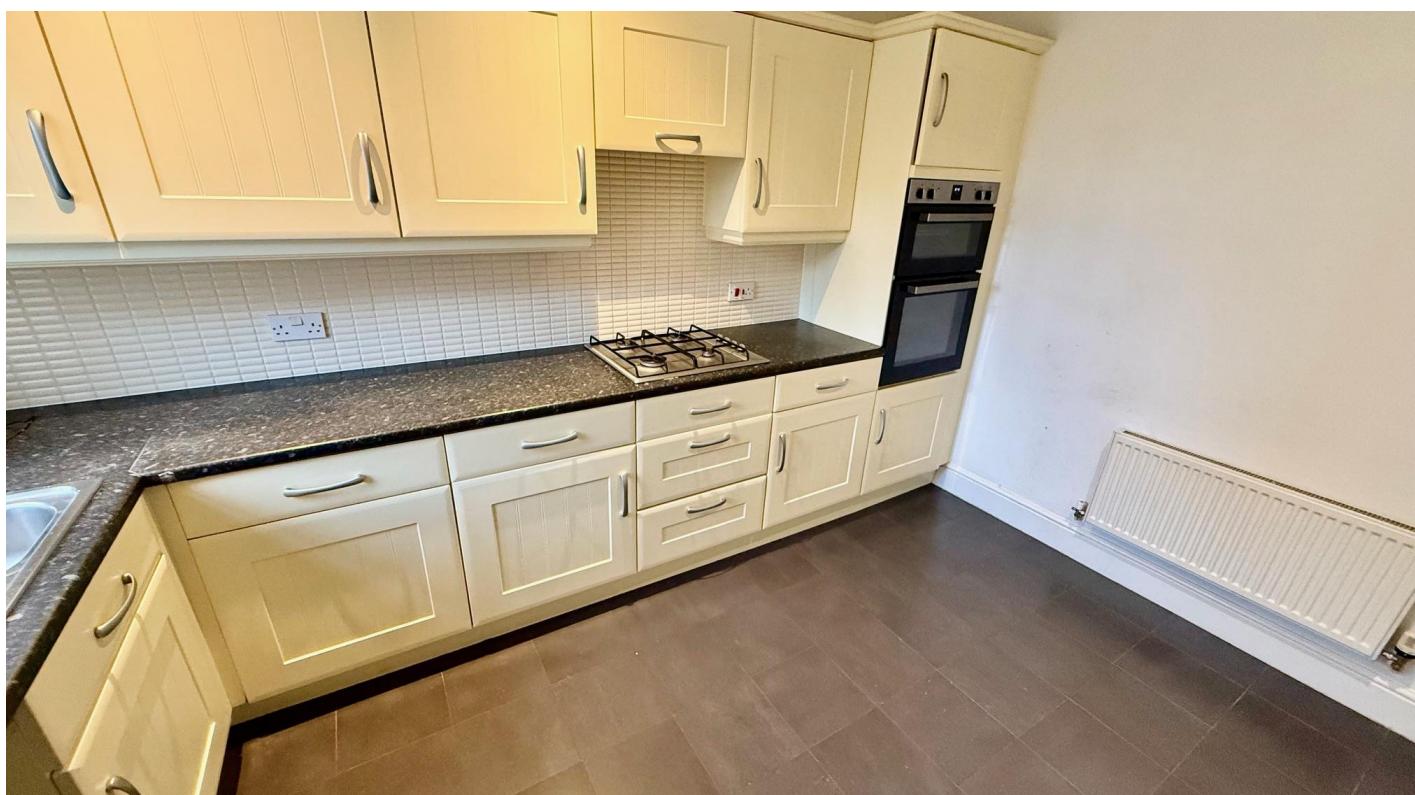


- Three Storey Town House
- 18'0" Lounge Diner
- 12'4" Kitchen
- 4 Well Proportioned Bedrooms
- En-Suite Shower & Family Bathroom
- Driveway & Garage
- Fully Enclosed Rear Garden
- Call Today To View

Kirkstall Close, Carlton Boulevard, LN2 4GN
£249,000



Located within the ever popular Carlton Boulevard area of Lincoln and within short walking distance of the highly regarded Carlton Academy school is this spacious three storey town house which stands upon a surprisingly spacious plot. Accommodation briefly comprises entrance hallway, ground floor WC, 18'0" lounge diner with French doors overlooking the rear garden, 12'4" kitchen, 4 very well proportioned bedrooms, en-suite shower room to master bedroom and a separate family bathroom. Outside the property has an adjacent driveway and garage and a fully enclosed generous sized garden to rear. Call today to view. Council tax band: C. Freehold.



Entrance Hallway

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

Ground Floor WC

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

Lounge Diner

18' 0" into bay x 15' 6" (5.48m x 4.72m)

Being carpeted, a radiator, and a large walk-in bay window with French doors overlooking the rear garden.

Kitchen

12' 4" x 8' 10" max (3.76m x 2.69m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, integral dishwasher, integral fridge freezer, plumbing for washing machine, ceramic tiled floor, radiator and LED downlights.

First Floor Landing

Having radiator and stairs rising to second floor.

Master Bedroom

13' 5" to front of wardrobes x 10' 5" max (4.09m x 3.17m)

Having fitted wardrobes, large storage cupboard and radiator.

En-Suite

Having 3 piece suite comprising shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, heated towel rail and extractor.

Bedroom 2

11' 2" x 8' 10" max (3.40m x 2.69m)

Having a radiator.

Family Bathroom

Having a 3-piece suite comprising a panelled bath with handheld shower attachment over, pedestal wash hand basin, low level WC, part tiled walls, LED downlights and extractor.

Second Floor Landing

Bedroom 3

12' 6" max x 12' 1" (3.81m x 3.68m)

Having airing cupboard housing hot water cylinder, dormer window to front aspect and radiator.

Bedroom 4

15' 6" x 7' 5" max (4.72m x 2.26m)

Having a radiator and 2 Velux windows.

Outside Front

To the front of the property there is a garden area and driveway at side leading to garage. Gate at side leading to rear garden.

Garage

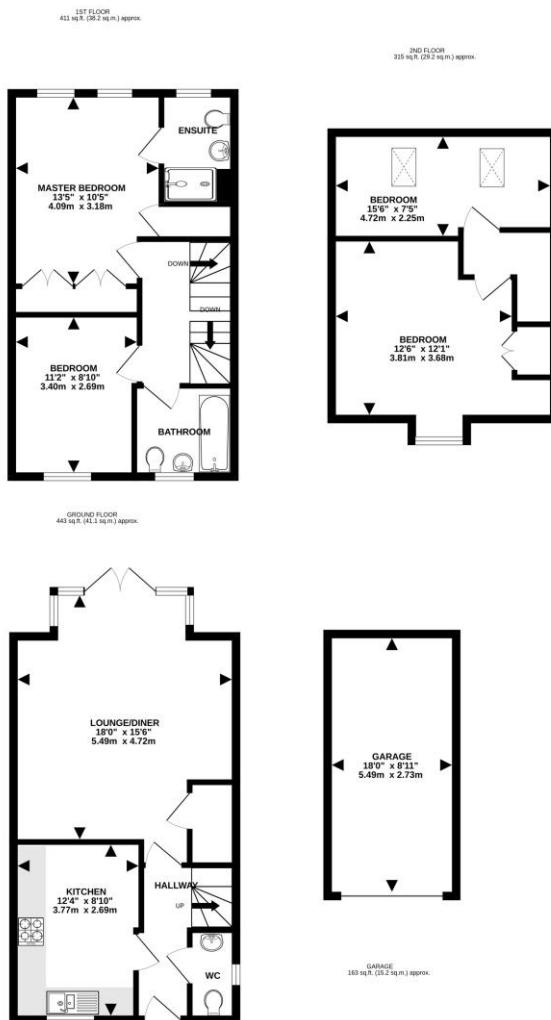
18' 0" x 8' 11" (5.48m x 2.72m)

Having recently installed up and over door. Pitched roof providing storage space, power and light.

Outside Rear

To the rear of the property is a surprisingly large fully enclosed garden being mainly laid to lawn with a patio area.





TOTAL FLOOR AREA: 1331 sq.ft. (123.7 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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