



Hawthorn Road, Lincoln LN2 4QX

welcome to

Hawthorn Road, Lincoln

Early viewing is essential for this generous family home situated within the ever popular uphill Lincoln area. Boasting spacious accommodation throughout, double bedrooms, ample driveway parking, multiple reception rooms and a gym/bar outbuilding.



Entrance Hall

With double glazed obscured window to the side and radiator.

Downstairs Wc

With double glazed obscured window to the front, wc, wash hand basin, part tiling to the walls, tiling to the floor and radiator.

Lounge

12' 2" x 16' 2" (3.71m x 4.93m)

With double glazed window to the front, electric fireplace, carpet flooring and radiator.

Dining Room

13' 1" x 10' 5" (3.99m x 3.17m)

With double glazed double doors opening to the rear, laminate flooring and radiator.

Reception Room Three

15' 7" x 18' (4.75m x 5.49m)

Being a converted garage, this room benefits from two double glazed obscured windows to the front, electric fireplace, radiator and carpet flooring.

Kitchen / Diner

24' 3" x 11' (7.39m x 3.35m)

With double glazed window to the rear, single door and double doors opening to the rear garden, a modern fitted kitchen in a range of high gloss wall and base units with work surfaces, integral dishwasher, integral fridge freezer, ceramic sink and drainer, integral oven, integral microwave, electric hob with cooker hood fitted above, integrated washing machine, separate tumble dryer, laminate flooring and radiator.

First Floor Landing

With loft access point and carpet flooring.

Bedroom One

21' 2" x 15' 7" (6.45m x 4.75m)

With double glazed window to the front, skylight to the rear, carpet flooring, built in storage and radiator.

En Suite

With skylight to the rear, large shower, wc, wash hand basin, heated towel rail, tiling to the floor and part tiling to the walls.

Bedroom Two

15' 11" max x 12' max (4.85m max x 3.66m max)

With double glazed window to the rear, radiator and carpet flooring.

Bedroom Three

15' 4" x 12' (4.67m x 3.66m)

With double glazed window to the front, carpet flooring and radiator.

Bedroom Four

12' 5" x 8' 10" (3.78m x 2.69m)

With double glazed window to the rear, carpet flooring and radiator.

Bathroom

With double glazed obscured window to the front, bath with shower fitted over, wc, wash hand basin, heated towel rail, built in storage and tiling to the floor.

Outside

Secure gated access leads to a fully enclosed front garden with areas of gravel and a generous driveway providing off road parking for numerous vehicles, as well as gated side access to the rear garden. The rear garden is fully fence panel enclosed with a spacious patio area ideal for seating, areas of lawn, areas of gravel, a self-built dog run and pathways leading to the generous outbuilding and hot tub area.

Gym / Bar Area

26' 3" x 36' 6" (8.00m x 11.13m)

With two single glazed windows to the front, this generous outbuilding is comprised of a gym area and bar area with power and light.



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welcome to

Hawthorn Road, Lincoln

- BEAUTIFULLY PRESENTED & GENEROUS DETACHED HOME
- HIGHLY SOUGHT AFTER UPHILL LOCATION
- SECURE DRIVEWAY PARKING FOR NUMEROUS VEHICLES
- FOUR SPACIOUS DOUBLE BEDROOMS
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR121059 - 0002

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