



**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
- GENEROUS OUTBUILDING & HOT TUB AREA
- FOUR SPACIOUS DOUBLE BEDROOMS
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D

offers over

**£485,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121059 - 0017

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