

Finningley Road, Lincoln, LN6 0UQ

welcome to

Finningley Road, Lincoln

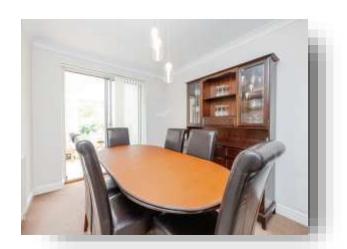
Early viewing is essential for this spacious and well-presented family home situated in the ever popular area of Doddington Park. Boasting five bedrooms, two reception rooms, driveway parking and integral double garage.













Entrance Hall

With laminate flooring and radiator.

Cloakroom Wc

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

Lounge

20' 11" x 12' (6.38m x 3.66m)

With double glazed window to the front, carpet flooring, radiator and archway to:-

Dining Room

11' 11" x 9' 11" (3.63m x 3.02m)

With double glazed door opening to Conservatory, carpet flooring and radiator.

Kitchen

11' 10" x 12' 8" (3.61m x 3.86m)

With double glazed door opening to the rear garden, double glazed window to the rear, a fitted kitchen in a range of wall and base units with island, breakfast bar and work surfaces, integral double oven, electric hob with extractor fan over, stainless steel sink and drainer, tiling to the floor, part tiling to the walls and radiator.

Conservatory

Of a quarter brick and uPVC construction with double glazed double doors opening to the rear patio and tiled flooring.

First Floor Landing

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

Master Bedroom

23' 1" x 12' 2" (7.04m x 3.71m)

With double glazed window to the rear, balcony, fitted wardrobes, carpet flooring and two radiators.

En Suite

With obscured double glazed window to the rear, shower, wc, wash hand basin with fitted units surrounding, part tiling to the walls, vinyl flooring and towel radiator.

Bedroom Two

9' 1" x 8' 8" (2.77m x 2.64m)

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

Bedroom Three

9' 1" x 8' 9" (2.77m x 2.67m)

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

Bedroom Four

7' 10" x 12' 2" (2.39m x 3.71m)

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

Bedroom Five

8' 7" x 9' 3" (2.62m x 2.82m)

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

Bathroom

With obscured double glazed window to the rear, bath with shower fitted over, wc, wash hand basin with fitted units surrounding, vinyl flooring, part tiling to the walls and heated towel rail.

Double Garage

Housing boiler.

Store Room

12' 1" x 9' 8" (3.68m x 2.95m)

Attached to garage with double glazed window to the rear.

Outside

Property benefits from a generous driveway to the front providing ample off road parking for multiple vehicles and access to the double garage with areas of lawn either side as well as mature trees and shrubs. Gated side access leads to a generous and very well maintained rear garden which is mainly laid to lawn with two patio areas ideal for seating and a range of mature trees, plants and shrubs.





welcome to

Finningley Road, Lincoln

- WELL PRESENTED & SPACIOUS DETACHED HOME
- FIVE GENEROUS BEDROOMS
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC
- MULTIPLE RECEPTION ROOMS
- FITTED KITCHEN WITH ISLAND & BREAKFAST BAR

Tenure: Freehold EPC Rating: D

Council Tax Band: E

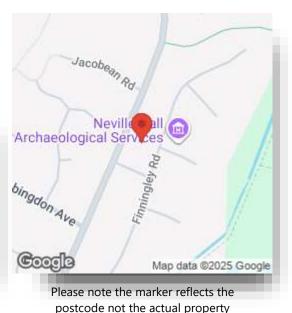
offers over

£475,000









view this property online williamhbrown.co.uk/Property/LCR122793



Property Ref: LCR122793 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1FW



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.