



Shearwater Road, Lincoln

Offers In The Region Of £595,950


MARTIN&CO

Shearwater Road, Lincoln

House - Detached

5 Bedrooms, 4 Bathrooms

Offers In The Region Of
£595,950

- Executive Family Home
- In Excess of 2900sqft
- Five Bedrooms and Four Bathrooms
- Secure and Gated
- Owned Solar Panels
- South West Facing Rear Garden
- Double Garage
- Conservatory
- Sought After Location
- No Onward Chain

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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EXECUTIVE DETACHED FAMILY HOME occupying a generous plot with rear views onto the local woodland and being sold with no onward chain. This secure gated property benefits include five bedrooms, four bathrooms, South West facing rear garden, driveway parking and a double garage. Not to be missed!!

Shearwater Road is a highly desirable location being situated next to the scenic Hartsholme Country Park which is popular amongst families and dog walkers all year round. Close to local amenities including shops and schooling plus transport links in and out of Lincoln City.

EPC Rating - B
Council Tax Band - F
Tenure - Freehold

ENTRANCE HALL

Front entrance door and side panels, solid wood flooring, radiator and a light fitting.

HALLWAY

Solid wood flooring, radiator, PVC window to the side aspect, spot lit ceiling, thermostatic heating control and a wide staircase with storage below.

LIVING ROOM

24'8" x 13'7" max measurements
PVC bay fronted window with a second window for dual aspects, carpet flooring, two radiators, ceiling and wall light fittings plus a feature gas fireplace with hearth and surround.

STUDY

13'8" x 5'5"
PVC window to the rear, laminate flooring, radiator and a light fitting.



UTILITY ROOM

9'0" x 7'8"

Base and eye level units with roll edge worksurfaces, inset stainless steel sink and drainer, tiled splash backs. Space and plumbing for a washing machine and an additional space, laminate flooring, light fitting, radiator and a PVC rear door. Access into the double garage.

SHOWER ROOM

7'8" x 3'4"

Three piece suite comprising of a low level WC, pedestal wash basin and a mains fed shower cubicle. Laminate flooring, radiator, light and extractor.

KITCHEN

16'2" x 13'8"

Base and eye level units to include corner and glass display cabinets, granite worksurfaces with matching upstands and an inset stainless steel sink and drainer. Mercury range cooker with extractor over, integrated fridge freezer and further space for a freestanding appliance, integrated dishwasher, tiled flooring, radiator, spot lit ceiling and a PVC window to the side aspect.

DINING ROOM

13'7" x 11'10"

Solid wood flooring, radiator, light fitting and PVC French doors into the conservatory.

CONSERVATORY

12'1" x 12'0"

Part brick, part PVC construction with tiled flooring, ceiling fan light and French doors to the garden.

GALLERIED LANDING

Feature PVC window over looking the front aspect, two radiators, light fitting, spot lit ceiling, carpet flooring and access to the loft. Spacious galleried landing overlooks the entrance hall.

MASTER BEDROOM

19'5" x 14'8" max measurements

With a range of fitted wardrobes, matching bedside cabinets and triple chest of drawers, two radiators, spot lit ceiling, carpet flooring, access to the loft, plus two PVC windows to the front

and one to the side.

Dressing area (2.347m x 1.335m) carpet flooring, pendant fitting, radiator and two fitted wardrobes.

ENSUITE

7'8" x 6'11"

Three piece suite comprising of a low level WC, pedestal wash basin and a mains fed walk-in shower cubicle. Fully tiled room with a Velux window to the rear, radiator, light and extractor.

BATHROOM

13'9" x 8'11" max measurements

Five piece bathroom suite comprising of a low level WC, twin wash basins with granite surfaces, panelled bath with granite plinth and a walk-in mains fed shower. Fully tiled room, PVC window to the rear, radiator, airing cupboard housing the hot water cylinder, spot lit ceiling and an extractor.

BEDROOM

13'9" x 9'10"

PVC French doors with a Juliet balcony overlooking the woodland and rear garden, pendant fitting, carpet flooring, radiator and fitted sliding mirrored wardrobes.

ENSUITE

7'9" x 2'6"

Low level WC, wall sink and a mains fed shower cubicle. Carpet flooring, radiator, light and extractor.

BEDROOM

15'8" x 13'8"

PVC bay fronted window, carpet flooring, radiator, light fitting and a fitted sliding wardrobe.

Being currently used as a first floor sitting room.

BEDROOM

13'8" x 8'8"

PVC window to the side aspect, carpet flooring, radiator and a pendant fitting.

BEDROOM

10'2" x 10'0"

PVC window to the side aspect, carpet flooring, radiator, pendant fitting and a fitted sliding wardrobe.

DOUBLE GARAGE

19'7" x 18'9"

Electric remote up and over doors to the front, personnel door to the utility plus a separate door to the rear. PVC windows to the side, mains consumer unit, Potterton boiler, light and power.

OUTSIDE

To the front are wrought iron gates giving access to the block paved driveway and turning area, suitable for multiple vehicles to park off road securely. Wrought iron pedestrian gate, outside lighting and water supply, lawned and planted area with gated access to the rear. The rear offers a South West facing, fully enclosed and private garden being mainly laid to lawn with a sandstone patio area, planted borders and raised beds. Lighting and water supply plus a greenhouse is included with the sale.

FIXTURES & FITTINGS

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0



Floor 1



Approximate total area⁽¹⁾

272.97 m²

2938.26 ft²

Reduced headroom

5.53 m²

59.50 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.