

# HUNTERS®

HERE TO GET *you* THERE



## Lincoln Road

Fenton, LN1 2EP

Asking Price £250,000



Council Tax: C





# 13 Lincoln Road

Fenton, LN1 2EP

Asking Price £250,000



## ACCOMMODATION

uPVC double glazed French doors into:

### ENTRANCE PORCH

With tiled flooring and wooden entrance door leading into:

### ENTRANCE HALLWAY

8'5" x 4'4" (2.57m x 1.34m )

Coving to ceiling, part wood panel walls, radiator and glazed door giving access to:

### LOUNGE

16'2" x 11'9" (4.93m x 3.60m )

uPVC double glazed window to the front elevation, radiator, coving to ceiling, laminate flooring and fireplace with wood mantle. A glazed wooden door gives access into:

### INNER HALLWAY

With coving to ceiling, loft access and airing cupboard. Doors in turn give access to:

### MASTER BEDROOM

13'9" with recess into doorway x 9'10" (4.20m with recess into doorway x 3.02m )

uPVC double glazed window to the front elevation, radiator, space for wardrobes and coving to ceiling.

### BEDROOM TWO

11'0" x 9'11" (3.37m x 3.04m )

uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

### BEDROOM THREE

8'7" x 6'4" (2.62m x 1.94m )

uPVC double glazed window to the side elevation, radiator and coving to ceiling.

## WET ROOM

8'11" x 6'8" to its maximum dimensions (2.72m x 2.05m to its maximum dimensions)

uPVC double glazed window to the side elevation, suite comprising w.c, bidet, pedestal wash hand basin and walk in double shower space with tiled walls and wet room flooring.

## KITCHEN

11'9" x 9'11" (3.59 x 3.03)

uPVC double glazed window to the rear and side elevations and uPVC double glazed entrance doors to the side and rear elevations. Fitted kitchen comprising base, drawer and wall units with complementary work surface and splashback, integrated double oven, four ring electric hob with extractor over, dishwasher, inset ceramic sink and drainer with mixer tap, space for fridge freezer, radiator.

Doroway leading into:

## SUN ROOM

15'10" x 9'6" (4.85m x 2.90m )

Constructed of uPVC double glazed windows with uPVC double glazed French doors to the rear giving access out to the enclosed rear garden, radiator and pitched roof.

## SIDE PASSAGE

Doorway to the side of the kitchen gives access to the Side Passage with uPVC double glazed windows to the front and side elevation and uPVC double glazed entrance door to the side elevation, provision for automatic washing machine, tiled flooring and opening giving access to:

## STORAGE AREA OR OFFICE SPACE

7'9" x 7'1" (2.37m x 2.16m )

uPVC double glazed window to the front elevation, doorway from the Passageway to the rear gives access into an inner storage space with tiled flooring and door leading into:

## GARAGE

With light and power and electric door.

## EXTERNALLY

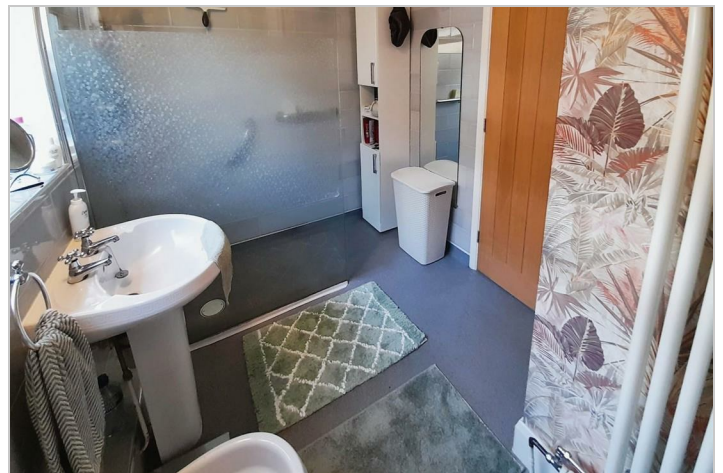
To the front is a gated driveway with planted borders and off road parking for multiple vehicles with space for returning leading to the attached single garage. The garden has lawn area, low maintenance gravel borders with a variety of shrubs and bushes. Externally to the rear the enclosed garden is mainly set to lawn with decking area and patio area for outside seating and entertainment, planted borders, pathway leading to the rear and range of useful wooden storage sheds.

## COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'C'

**TENURE - Freehold**

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted





Road Map



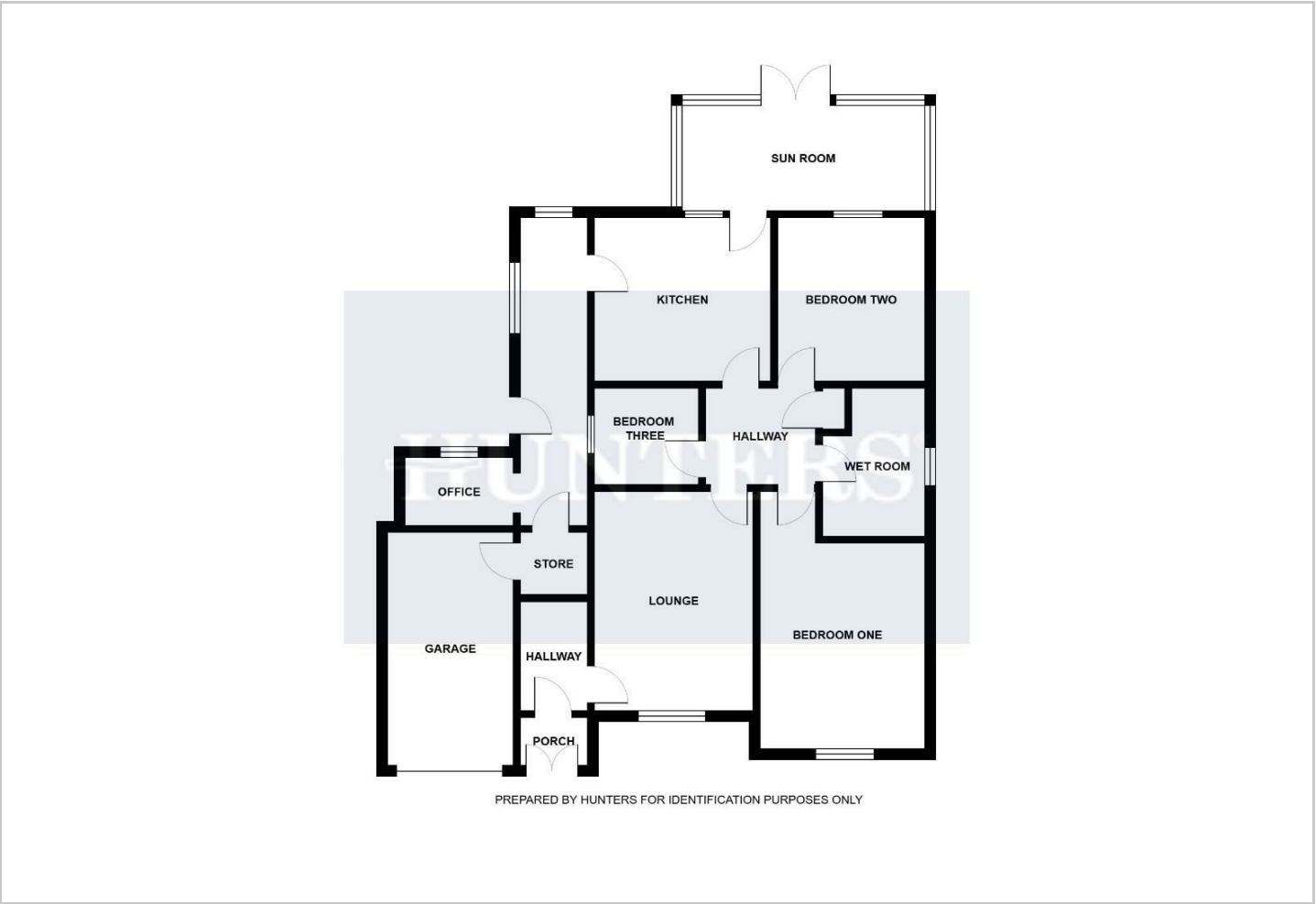
Hybrid Map



Terrain Map



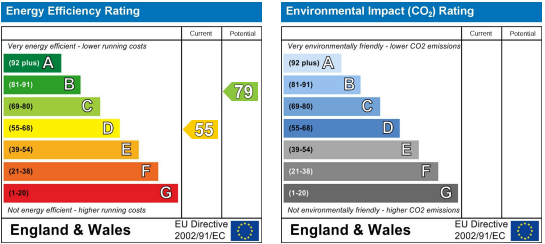
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.