



6 Riseholme Lane
Riseholme, Lincoln. LN2 2LD



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A good size chalet bungalow, (GIFA 1668 sq. ft./154 m²), possibly dating from the 1950's, pleasantly located in an open countryside setting only a short drive away from the historic city of Lincoln. The bungalow offers an excellent range of accommodation comprising; hall, sitting room, dining kitchen, conservatory, two bedrooms to ground floor and bathroom; master bedroom suite to first floor.

Ample parking, garage with hardstanding for caravan/motorhome, delightful gardens with seating areas and country views.

ACCOMMODATION

Good-size Entrance Hall with attractive uPVC leaded light style obscure glazed front entrance door, staircase up to first floor, coving, radiator telephone point and power point.

Study/Bedroom having a very pleasant view out over the front of the property;,large built-in wardrobe space to one wall with full height mirror panelled sliding doors, coving, radiator, inset ceiling spotlight fittings and power points.

Sitting Room having a delightful view from the French doors out over the adjoining patio terrace, garden and beyond to adjoining open rolling countryside with a glimpse of one of the towers of Lincoln Cathedral on the horizon. Attractive fireplace with fitted gas fire, marble style back and hearth and attractive French style surround; coving, two radiators, TV and telephone points and power points.

Dining Kitchen enjoying a southerly outlook and across the large terraced garden patio and garden and beyond to adjoining countryside; a good range of quality contemporary fitted base, drawer and eye level kitchen units with Corrin fitted work surface, inset 1 1/2 bowl sink unit with incised drainers on either side. The fitted work surface extends out to provide a peninsula divide between the kitchen and dining area with drawer and cupboard space and concealed refrigerator below, wall cupboard unit above. A further area of work surface has cupboard space and a concealed dishwasher below, brushed steel oven with accompanying four ring gas hob to surface,





Brushed steel splash back and cooker hood unit. To one corner is a further area of work surface having base and wall cupboard units with illuminated canopy above and a three tier storage cupboard unit set to one side.

There is a good size dining area to one end of the room, radiator ceiling pendant/fan fitting, ceiling spotlight fittings and power points in part with USB points. uPVC double glazed door through to

Side Entrance Passageway with attractive panel doors providing access to both the front and rear of the property.

Bedroom with attractive outlook over the front driveway; fitted wardrobe and cupboard space to the bed head area, built in wardrobe space to one wall with floor-to-ceiling sliding mirror panelled doors, radiator, TV aerial point and power points.

Family Bathroom appointed to an excellent standard with feature alcove having a spa style walk-in bath/shower unit with shower screen and shower fitting above, mermaid board style splash backs to walls, wash hand basin with toiletry cabinet below and low-level WC. Built in airing cupboard containing the insulated hot water cylinder, tiling to all walls about the suite area to dado rail height, large fitted vanity mirror to one wall, coving, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

First Floor

Small Landing with glazed pine panel door through to:

Master Bedroom Suite enjoying a marvelous southerly outlook over the landscaped rear garden and beyond over adjoining countryside with a glimpse of the towers of the cathedral on the horizon.

Bedroom Area of generous proportions with sloping ceilings in part, Velux roof window, access to roof space at eaves, radiator, TV point and power points. Open access through to adjoining

Sitting/Dressing Area with sloping ceiling in part, access to roof space at eaves, Velux roof window, radiator, wall light fitting and power points. Obscure glazed pine door to:

Good size En-suite with sloping ceiling in part, built in shower cubicle to one corner with shower fitting and accompanying full height tiling, pedestal wash hand basin with tiled splash back and low level WC. Fitted vanity mirror, tiled floor, ladder back style radiator/towel rail, wall light fitting, inset ceiling spotlight fittings and extractor vent.





OUTSIDE

This attractive chalet bungalow is located on the southern side of right-hand lane only a short distance from the A15 road junction, standing well back within its grounds having a good sized lawn front verge with hawthorn hedging to the road frontage. There are raised sleeper beds containing an attractive range of mature shrubs and plants. Benefitting from having a coach style 'in and out' driveway with two entrances providing more than ample parking for family and visitors as well as access to an enclosed courtyard area with tall panelled gates suitable for a caravan or motorhome of appropriate size, as well as access to the attached former garage, now converted to provide **Hobby Room/Workshop/Storeroom** with double ledged and braced panelled entrance door, fitted cupboard and shelf space, access to roof space, wall mounted gas fired Logic Plus System 30 central heating boiler, lighting and power. uPVC obscure double glazed panelled door through to passageway, open archway through to adjoining large **Utility/Laundry Room** having very pleasant southerly outlook through the garden room to the gardens and countryside beyond Fitted work surface with inset stainless steel single drainer sink unit, drawer and cupboard space and room for laundry white goods below. Radiator, light fitting and power points. Door to **Toilet** comprising low level WC, wash hand basin with tiled splash back and extractor vent.

An attractive brick raised flowerbed set to one side of the driveway well-stocked with a very appealing range of shrubs, flowering plants and American oak tree.

The bungalow benefits from having a wonderful landscaped rear garden with large flagged patio terrace adjoining the southern elevation onto which both the kitchen and sitting room have direct access, with appealing views out over the garden and beyond over neighbouring countryside. The terrace has steps down into the lawn

There are a series of raised brick beds and borders containing a profusion of shrubs and flowering plants which includes bamboo, ornamental conifers, geranium, lavender, roses, and well tended box hedging to the terrace.

A **Garden Room** adjoins the rear of the garage with a flagged floor and sliding patio doors providing access onto a wall enclosed patio area, light fitting, water tap, and power points.

Set to the south western corner of the garden is a raised timber deck with pergola from which to sit and enjoy the view over the garden and the adjoining countryside. The garden enjoys a good measure of privacy and his close boarded panel fencing and wall as appropriate. There are outside light fittings and a further water tap.





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Approximate Gross Internal Area
Ground Floor = 123.9 sq m / 1334 sq ft
First Floor = 38.1 sq m / 410 sq ft
(Excluding Eaves)
Garden Room = 7.4 sq m / 80 sq ft
Total = 169.4 sq m / 1824 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



West Lindsey District Council – Tax band: **D**

ENERGY PERFORMANCE RATING: E

Mains water, electric and gas. Private drainage system with new treatment plant installed 2022.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure revised 30.1.2024

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Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

