



177 Broughton Gardens
Lincoln. LN5 8SR

BELL



177 Broughton Gardens Lincoln

The house stands in prominent location on a corner plot at the junction of Broughton Gardens and Brant Road, having excellent curb appeal with a contemporary design style decorative finish to its front elevation. Accommodation comprises; entrance hall, sitting room, conservatory/garden room, kitchen, four bedrooms and shower room. There is a large low maintenance garden set to the rear with paved patio area, driveway and integral garage.

The property is situated close to local amenities and the Brant Road Shopping Centre, with easy access into the town centre.

ACCOMMODATION

Entrance Hall having a very attractive contemporary design style obscure double glazed front entrance door, return staircase up to first floor with built in under stairs cloaks cupboard, tiled floor, and radiator. Doors through to integral garage, kitchen and to:

Large Sitting Room having a very pleasant westerly outlook over the rear garden; attractive contemporary design style detailing with feature pine strip panel to one wall in part, column feature contemporary style radiator. Open archway through to the kitchen and sliding patio doors through to:

Conservatory/Garden Room having favourable southerly and westerly aspects and a very pleasant view out over the rear garden; utilised as added reception space for dining. There is wood style laminate flooring, radiator and sliding patio door providing access out into the good size family rear garden.





Kitchen having a very pleasant easterly outlook over the driveway and across Broughton Gardens; a very comprehensive range of contemporary fitted base, drawer and wall units, work surface areas with single drainer one and a half bowl sink unit inset, one side with drawers and open shelving beneath. The work surface extends around the adjoining wall with room for laundry white goods beneath, space between units for a slot in electric cooker with the concealed cooker hood above. Adjoining these units to one corner is a good size two tier pantry cupboard unit. To one side of the room is a further smaller area of work surface with cupboard and shelf space beneath, wall cupboard with end shelf unit above and room to side for an upright fridge/freezer as required. Tiled splash backs to work surface areas, wood style laminate flooring, ladder back style radiator/towel rail and extractor vent.

Half Landing with radiator leads to **First Floor**

Main Landing with doors to first floor accommodation.

Bedroom (north east) having a pleasant view down over the front of the property across Broughton Gardens with glimpse of the Lincoln South Cliff escarpment countryside beyond; and radiator.

Bedroom (south east) with an easterly outlook across Broughton Gardens over neighbouring homes up to the south Lincoln escarpment; and radiator.

Shower Room appointed in an attractive contemporary design style comprising; a good size walk in cubicle across one wall, accompanying full height wall tiling, low level WC, attractive circular ceramic wash hand basin set on a contemporary style wash stand with toiletry drawers below and above an appealing circular illuminated vanity mirror, low level WC. Wood style floor tiling, ladderback style radiator/towel, inset ceiling spotlight fittings and extractor vent.

Bedroom (south west) with a westerly outlook down over the landscaped family garden and across to Brant Road and neighbouring homes; built-in clothes closet to one corner and radiator.





Bedroom (north west) having an appealing view down over the good size rear garden to the west; and radiator.

OUTSIDE

The property is approached across a wide block paved driveway area offering good family parking, as well as access to the **Integral Garage** with up and over door, area of fitted work surface across one wall with cupboard space beneath and room for laundry appliance to one side, wall mounted Ideal gas fired central heating boiler and service door through to accommodation hallway.

There is a pedestrian footpath which runs down the southern elevation of the house to a gate providing access in to the very attractive landscaped rear family garden, low maintenance design style with decorative featuring and gravelled seating areas, ideal for plant pots/tub display. There are accompanying sleeper raised beds with lavender and to the corner, a mature shading palm. Directly adjoining the rear elevation of the house is a large paved patio area onto which the patio doors of the conservatory/ garden room open. The garden is enclosed by panelled fencing and benefits from having open southerly and westerly aspects. There are exterior light fittings, a garden power point and outside water tap.

Lincoln City Council – Tax band: C

ENERGY PERFORMANCE RATING: C

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

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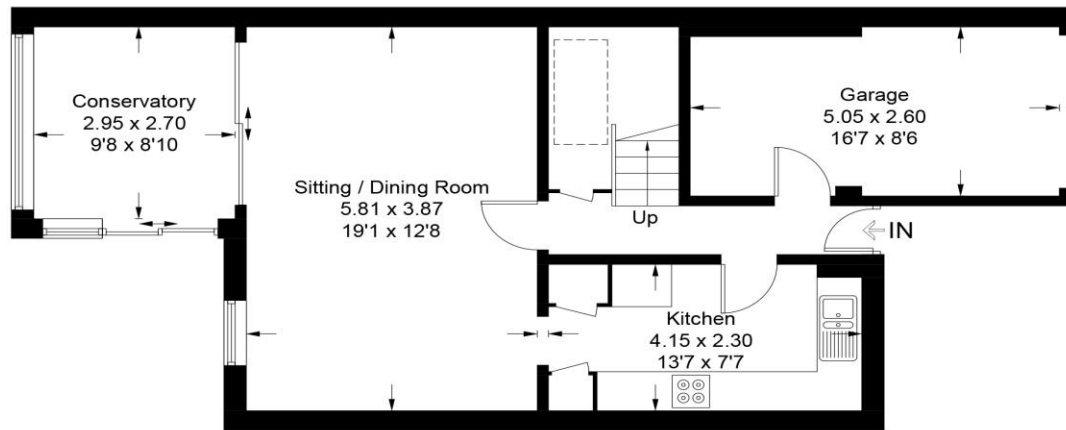
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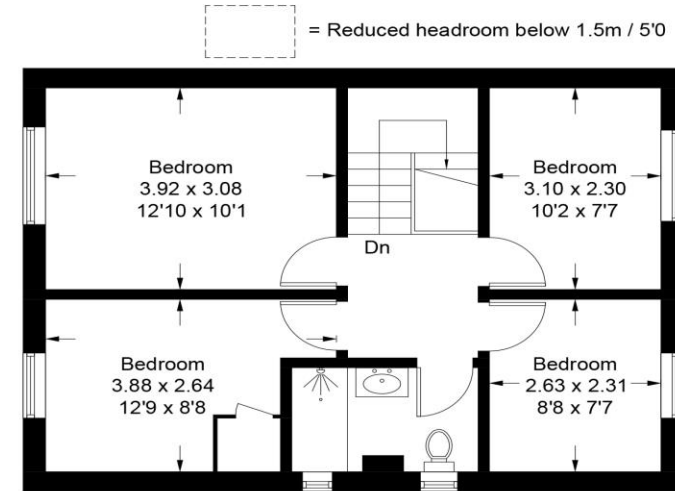


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Approximate Gross Internal Area
 Ground Floor = 64.3 sq m / 692 sq ft
 First Floor = 48.7 sq m / 524 sq ft
 Total = 113.0 sq m / 1216 sq ft
 (Including Garage)



Ground Floor



First Floor

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.

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