



38 Kirkstall Close
Lincoln. LN2 4GN

BELL



38 Kirkstall Close Lincoln

This is a very appealing good sized modern three storey, four bedroom, end terrace home, with a very substantial feature conservatory, surprisingly private grounds and garaging.

The house is very pleasantly located in a tree sheltered setting opposite and open play area in this very popular suburb of the historic city of Lincoln, a short walk away from the Carlton Boulevard shopping area and the outstanding Carlton Academy primary School.

A formal viewing is highly recommended.

ACCOMMODATION

Entrance Hall having panelled front entrance door, attractive wood style flooring, radiator with an decorative cover and ceiling spotlight fitting. Staircase up to first floor and doors through to adjoining breakfast kitchen, lounge diner and:

Cloakroom comprising pedestal wash hand basin with small tile splash back, low level WC, wall mounted storage cupboard, attractive wood style flooring, radiator and ceiling spotlight fitting.

Breakfast Kitchen having a southerly aspect; eye-catching contemporary design style fitted base, drawer and wall units, hardwood fitted work surface areas with Belfast sink, space below for appropriate laundry white goods, adjoining to the corner concealed built-in fridge/freezer. The work surface extends around the adjoining wall, concealed dishwasher beneath, Zanussi brushed steel four ring gas hob inset with brushed steel and glass cooker hood above, built-in brushed steel feature Bosch oven/grill with cupboards above and beneath.





A further small area of work surface has a concealed bin drawer below with wall cupboard unit and shelving above. There is space to one side for an American style upright fridge/freezer, tiled splash back to all surface areas, tiled floor, radiator and inset ceiling spotlight fittings.

Lounge Diner of good size, providing an excellent reception room with French doors providing access to the adjoining substantial conservatory; built under stairs cupboard, wood style flooring, bookshelf and ornament niches, two radiators.

Substantial Feature Conservatory a wonderful added reception space for the home, having pitched ceiling levels, wood style flooring and pendant fan/light fittings. Southern double glazed entrance door from conservatory to south western grounds and French doors providing access out into sheltered main gardens.

First Floor

Landing with staircase up to 2nd floor, radiator and ceiling spotlight fitting. Doors through to bathroom and adjoining bedrooms.

Master Bedroom with a northerly outlook down over the conservatory and into rear grounds towards the adjoining garage; extensive built-in wardrobe space across one wall, large walk in clothes closet, and radiator. Door through to;

En-suite Shower of good proportions having fully tiled shower cubicle across one wall with appropriate shower fitting, wash hand basin with toiletry cabinet space below, large vanity mirror with illuminated canopy above and storage cabinet to one side, low-level WC with concealed cistern. Wood style laminate flooring, radiator, ceiling spotlight fittings and extractor vent.

Bedroom with a southerly aspect and radiator.

Family Bathroom having panelled bath with mixer tap/shower attachment, accompanying wall tiling and shower curtain rail above; pedestal wash hand basin, low level WC and wall mounted toiletry cabinet. Wood style laminate flooring, radiator, inset ceiling spotlight fittings and extractor vent.





Second Floor

Landing with ceiling spotlight fitting. Doors through to adjoining bedrooms.

Bedroom with sloping ceilings in part having Velux roof windows with blinds, and radiator.

Bedroom of excellent proportions and having sloping ceilings in part with the dormer window providing a very pleasant tree sheltered view to the south; freestanding wardrobe/storage unit to one side (available under negotiation), access to roof space and radiator.

OUTSIDE

Kirkstall Close terrace stands on the northern side of the adjoining play park area and there is a tree sheltered pathway running across the front of the terrace which leads down to the sellers property at its western end.

To the rear of the terrace is the garage and car park area for the house which very conveniently adjoins the rear garden. The property benefits from having a dedicated parking space to the front of the **Garage** with up and over door, power and lighting. The garden has been very attractively landscaped, sheltered by neighbouring trees and enclosed by panel fencing ensuring excellent privacy for such a location as this. Adjoining the conservatory is a paved patio area onto which the French doors open, with a sleeper raised terrace having steps up to adjoining lawn, accompanying flowerbed/borders containing a wide variety of mature attractive shrubs.

The garden extends some considerable length to the rear of the terrace garage block where there is a useful timber garden shed. From the conservatory, there is also access to a small fence enclosed garden area to the western gable end of the house which provides an artificial turf private seating area. There are outside power points and a water tap.





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Approximate Gross Internal Area = 142.5 sq m / 1534 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 156.7 sq m / 1687 sq ft



Ground Floor

First Floor

Second 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.

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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Brochure prepared 21.10.2024

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