



14 Hatcliffe Gardens
Lincoln. LN2 2DB

BELL



14 Hatcliffe Gardens Lincoln

Situated to a north-facing front aspect overlooking a quiet residential cul-de-sac, this is a red brick, delightfully presented, semi-detached house with well-maintained front garden with central lawn, mature shrubs, and hedging along both boundaries.

A concrete path leads from gated entrance to the front entrance door. Brick-built lean-to with white door used for motorbike storage and utility space.

ACCOMMODATION

Entrance Hall with east-facing window to the left of the stairs allows natural light, carpeted staircase to first floor with built in under stairs storage cupboard, radiator and ceiling light.

Living & Dining Room a bright dual aspect room with windows to front and rear gardens; open-plan living/dining space with newly fitted wooden flooring, radiators beneath windows, feature wall, decorative ceiling light. Vertical wooden slat panel installed beside the rear window, currently used for hanging plants.

Kitchen a practical U-shaped kitchen with wooden-style worktops and cream fitted units, Flavel Milano G50 gas oven and hob combination, twin-basin stainless steel sink with drainer inset to work surface beneath rear-facing window, space and plumbing for washing machine. Brick-style white tiling to mid-height, radiator, ceiling light. Built-in pantry cupboard with power socket inside. Rear door opens into:

Lean-To brick built with wooden panelling in part and tiled flooring, used as a secondary utility/storage space with room for shelving and additional appliance. Leads directly to the rear garden. External light fitting.





First Floor

Landing with two east-facing windows (top and bottom of stairs) providing natural light, carpeted floor, loft access hatch (no ladder) partially boarded, radiator and ceiling light.

Shower Room having south-facing obscure glazed window; spacious walk-in shower, pedestal wash hand basin and low level WC. Built in airing cupboard housing the Worcester boiler, radiator, ceiling light and extractor vent.

Master Bedroom positioned to the front of the property with large window overlooking the cul-de-sac and front garden; ample space for a king-size bed, vanity unit, dresser and built in wardrobe. Feature wall, hanging ceiling light and radiator.

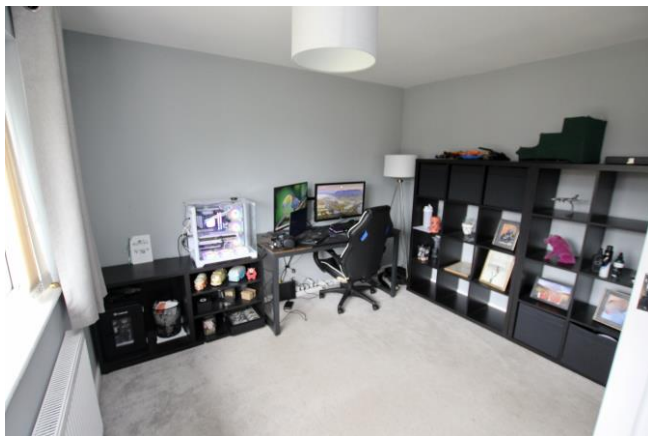
Bedroom 2 double bedroom with south-facing rear window; radiator, boarded former fireplace.

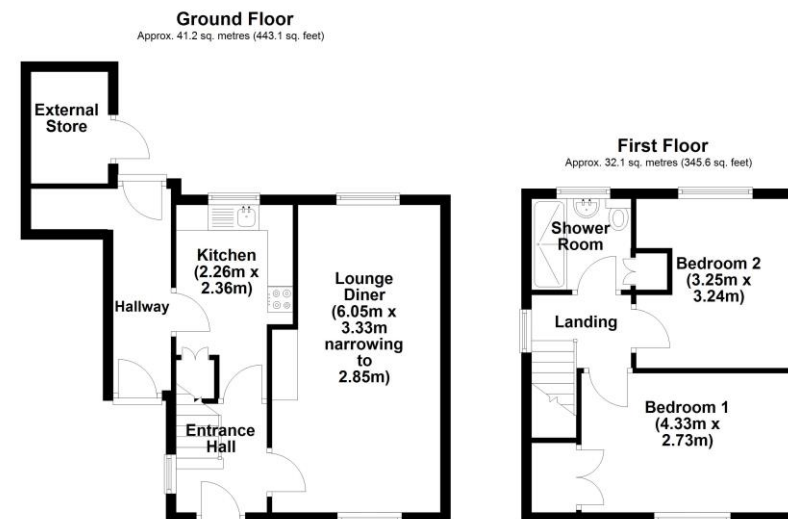
OUTSIDE

There is a generous rear garden mostly laid to lawn, offering excellent outdoor space. Central concrete pathway and gravel borders with planted pots and beds, defined vegetable patch/planting area to the left. Gravelled seating area to the rear, perfect for outdoor furniture and relaxing.

The garden is fully enclosed by modern timber fencing for privacy and security. Attached brick-built **Outbuilding** providing additional garden storage. External water supply available, ideal for gardening or cleaning purposes. Council-maintained green space directly in front of the property.

There is a good range of local amenities to include, junior/secondary schools, doctor's surgeries, dentist. Local shops with Carlton Shopping Centre and several supermarkets close by, also two recreational parks. A regular bus service operates to and from the city centre.





Total area: approx. 73.3 sq. metres (788.7 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy. Plan produced using PlanUp.

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: C New boiler installed 2 years ago.

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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