



Hawthorn Road, Lincoln



£322,500

- Semi-Detached
- Popular Location
- Annex
- Bay Fronted
- Three Bedroom
- Ample Parking
- Freehold
- EPC rating D



Three bedroom, bay fronted semi-detached house. Located on the outskirts of Lincoln. With great access to local schools, shops and doctors. The property has been extended to create a modern one bedroom annex. The main property offers porch, entrance hall, Lounge, dining room, kitchen, WC and conservatory to the ground floor. To the first floor there are three bedrooms and family bathroom. The annex offers a open plan kitchen living space, bedroom and shower room. Outside the property to the front there is a lawned garden and driveway for up to four cars. To the rear of the property there is a enclosed private landscaped garden with a split level patio and lawned area with summer house.

Porch

External door to front aspect.

Hall 2m x 3.7m (6.47ft x 12.07ft)

Stained Glass window and door to front aspect and stairs to first floor.

Lounge 3.5m x 3.8m (11.48ft x 12.41ft)

Patio doors leading to conservatory and feature fireplace.



Dining Room 3.5m x 3.2m (11.48ft x 10.41ft)

Bay window to front aspect.

Kitchen 2m x 4.1m (6.4ft x 13.4ft)

Window to rear aspect and door leading to annex. Fitted with a range of wall and base units with worktops over, sink with drainer, integrated electric oven, four ring electric hob with extractor over, space for fridge freezer and plumbing for washing machine.

WC 1.1m x 1.1m (3.5ft x 3.5ft)

Window to side aspect and fitted with low level WC and wash hand basin.

Conservatory 3.5m x 3m (11.48ft x 10ft)

Patio doors leading to garden.

Landing

Access to all rooms

Bedroom One 3.5m x 3.2m (11.48ft x 10.44ft)

Bay window to front aspect and fitted wardrobes.

Bedroom Two 3.5m x 3.8m (11.48ft x 12.43ft)

Window to rear aspect and fitted wardrobes.

Bedroom Three 2m x 2m (6.7ft x 6.7ft)

Window to front aspect.

Bathroom 2m x 1.8m (6.42ft x 6.06ft)

Window to rear aspect and fitted with panel bath with shower over, low level WC, wash hand basin and radiator.

Annex Kitchen Living Area 2.4m x 4.6m (7.91ft x 15.19ft)

External door to front aspect and patio doors to side aspect. Fitted with a range of wall and base units with worktops over and sink with drainer.

Annex Bedroom 2.7m x 4.2m (8.88ft x 13.62ft)

Patio doors to side aspect and skylight.

Annex Shower Room 2.7m x 1.1m (8.89ft x 3.5ft)

Window to rear aspect and fitted with corner shower, low level WC, wash hand basin and radiator.

Outside

To the front of the property there is a lawned garden with flower borders' and a drive with room for up to four cars. To the rear of the property there is a enclosed private garden with a split level patio and lawned garden.

Agent note

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GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



HAWTHORN ROAD, LINCOLN

TOTAL FLOOR AREA : 1307 sq.ft. (121.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		