# FALLOWELL



## 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

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.













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



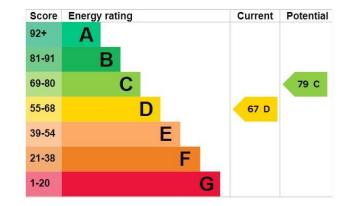
1ST FLOOR 448 sq.ft. (41.7 sq.m.) approx.



HAWTHORN ROAD, LINCOLN

TOTAL FLOOR AREA: 1307 sq.ft. (121.4 sq.m.) approx. While very attemp has been made to ensure the accuracy of the floopian contained here, measurements of doors, windows, norms and any other terms are approximate and no responsibily is taken for any erors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, systems and applicates show have no been tested and no guarantee as to there openality or efficiency can be given.







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