



Rivermead



**£310,000**

- Detached house
- Four Bedroom
- Modern
- En-Suite
- Popular Area
- Conservatory
- Freehold
- EPC rating C



A beautifully presented four-bedroom detached house situated within a sought after location found just off Hykeham Road in Lincoln. Having several schools, shops, parks and much more amenities within walking distance.

Accommodation comprises of entrance hallway, kitchen diner, cloak/WC, living room, and conservatory to the ground floor. To the first floor there is four bedrooms, ensuite to master, and family bathroom. Outside the property there is a block paved driveway leading to integral single garage with electric charging point and to the rear of the property there is private enclosed garden with patio area.

### Entrance Hall

6.2m x 14.8m (20.3ft x 48.6ft)

External Composite door to front aspect, stairs to first floor and radiator.

### Cloak Room

0.9m x 1.7m (2.9ft x 5.6ft)

Window to front aspect and fitted with low level WC, wash hand basin and radiator.



### Kitchen Diner

2.4m x 7m (8ft x 23.11ft)

Windows to front and side aspect, external door to side aspect and single patio door to rear aspect. Fitted with a range of modern wall and base units with worktops over, integrated electric double oven, five ring gas hob with extractor over, integrated dishwasher and washing machine, and underfloor heating.

### Lounge

3.7m x 4.3m (12.11ft x 14.2ft)

Bay window to rear aspect and radiator.

### Conservatory

2.7m x 3.9m (8.7ft x 12.8ft)

PVCu double glazing and dwarf brick wall construction and french doors leading to garden.

### Landing

Access to loft

### Bedroom One

Window to front aspect, built in wardrobes and radiator.

### En-suite

1.5m x 1.9m (4.8ft x 6.1ft)

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

### Bedroom Two

3.3m x 2.4m (10.8ft x 8ft)

Window to rear aspect and radiator.

### Bedroom Three

4m x 2.4m (13ft x 8ft)

Window to front aspect and radiator.



### Bedroom Four

2.5m x 2.2m (8.3ft x 7.2ft)

Window to rear aspect and radiator

### Bathroom

1.9m x 3.4m (6.1ft x 11.3ft)

Window to rear aspect and fitted with P-Shape bath with shower over, wash hand basin, low level WC, airing cupboard and radiator.

### Garage

2.3m x 4.7m (7.6ft x 15.3ft)

Up and over door with power, lighting and electric charging point.

### Outside

To the front of the property there is a block paved driveway for two cars and lawned area. To the rear of the property there is a enclosed garden with patio and lawned area.

## 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.



# Floorplan

GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.

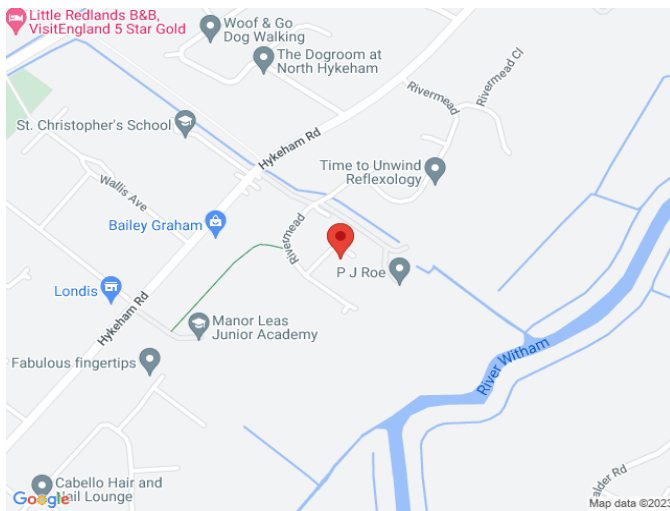


1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1200sq.ft. (111.5 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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