



Padley Road, Lincoln



Freehold

£425,000



Key Features

- Immaculate Detached House
- Four Bedrooms
- Two Ensuites & Bathroom
- Lounge, Dining Room & Garden Room
- Dining Kitchen & Utility Room
- Gardens, Driveway & Detached Dble Garage
- Solar Panels & EPC rating C





Immaculate Detached House situated in the popular Carlton Centre Development within easy walking distance to the amenities. The good sized accommodation comprises Entrance Hall, Downstairs Cloak Room, Lounge, Dining Room, Dining Kitchen with Integrated Appliances, Conservatory, Landing, Four Bedrooms with Two Ensuited and a further Family Bathroom. The property benefits from Solar Panels, Brand New Gas Central Heating Boiler & uPVC Double Glazing. Outside is an enclosed Rear Garden, Driveway & Detached Double Garage with Electric Door.

Entrance Hall

Door to front aspect, laminate flooring, radiator, stairs to first floor with understairs storage.

Downstairs Cloak Room

Fitted with a low level wc, wash hand basin and radiator.

Lounge

5.7m x 3.9m (18.6ft x 12.9ft)

Window to side aspect, radiator, coving to ceiling and French doors into the Conservatory. Wall mounted electric fire, coving to ceiling and radiator.

Dining Room

4.8m x 3.2m (15.8ft x 10.4ft)

Being dual aspect with window to front aspect and two windows to side aspect. Radiator and coving to ceiling.

Dining Kitchen

4.2m x 2.7m (13.7ft x 8.9ft)

Window to front aspect. Fitted with a range of wall and base units with kickboard lighting, work surface over and drainer sink unit with mixer tap. Integrated appliances include induction hob with extractor hood over, oven, microwave, dishwasher and fridge.

Dining Area

2.6m x 2.3m (8.5ft x 7.6ft)

Radiator and laminate flooring.

Garden Room

4.2m x 3.1m (13.8ft x 10.2ft)

Brick built and uPVC double glazed with French doors into the rear garden and French doors into the Lounge.

Landing

Window to rear aspect, radiator, loft access with pull down ladder and built in cupboard housing hot water cylinder.

Bedroom One

5.7m x 3.9m (18.6ft x 12.9ft)

Window to side aspect and radiator.

Ensuite Bathroom

Window to rear aspect. With Part tiled walls and fitted with a low level wc, wash hand basin and panelled bath with mains shower appliance and glazed shower screen.

Bedroom Two

4.2m x 2.9m (13.7ft x 9.5ft)

Window to front aspect and radiator.

Ensuite Shower Room

Window to rear aspect. Fitted with a low level wc, wash hand basin and shower cubicle. Part tiled walls and radiator.

Bedroom Three

3.2m x 2.5m (10.4ft x 8.3ft)

Windows to both front and side aspects, radiator.

Bedroom Four

3.2m x 2.1m (10.4ft x 6.9ft)

Window to side aspect and radiator.

Bathroom

2.3m x 1.8m (7.6ft x 5.8ft)

Window to rear aspect. Fitted with a low level wc, wash hand basin and panelled bath. Radiator, and extractor fan.

Outside

To the front is various planting with gated side access leading to the enclosed rear garden which is mainly lawned with various seating areas and raised borders of plants and shrubs and an outside tap. To the side is the block paved driveway leading to the Detached Double Garage.

Detached Double Garage

5.2m x 2.1m (17ft x 7ft)

Electric door, personal side door, power and lighting.

Agents 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
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



PADLEY ROAD, LINCOLN

TOTAL FLOOR AREA : 1772 sq.ft. (164.6 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.
Made with Metropix ©2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk