



Manrico Drive, Lincoln



Offers over £308,700

- Detached
- Four Bedroom
- Popular Location
- En-suite
- Two Reception Rooms
- Well-Presented
- Freehold
- EPC rating TBC



Well-presented four-bedroom, detached house, located in the popular St Georges estate. Within walking distance of the City Centre, West Common and host of shops and other amenities.

The property offers internally entrance hall, WC, lounge, dining room, kitchen diner, utility room and the single integral garage which has been split in two to make an home office space and storage. To the first floor there are four double bedrooms with en-suite to main and family bathroom. To the front of the property the garden is gravelled with double driveway leading to integral garage. To the rear of the property there is an enclosed landscaped garden with two patio areas. Outside the property to the front there is a lawned garden and double driveway leading to integral garage

Entrance Hall

External door and window to front aspect, understairs cupboard and radiator.

WC

Fitted with low level WC, wash hand basin and radiator.

Lounge

3.89m x 5.17m (12'10" x 17'0")

Bay window to front aspect, feature fireplace and radiator.



Dining Room

2.51m x 3.91m (8'2" x 12'10")

French doors to rear aspect and radiator.

Kitchen Diner

3.21m x 3.30m (10'6" x 10'10")

Window to front aspect and fitted with a range of wall and base units with worktops over, integrated electric double oven, for ring gas hob with extractor above, sink with drainer, space and plumbing for dishwasher and radiator.

Utility Room

2.77m x 1.57m (9'1" x 5'2")

External door and window to rear aspect and fitted with a range of wall and base units with worktop over, plumbing and space for both washing machine and tumble dryer.

Garage Room

2.77m x 2.80m (9'1" x 9'2")

Power and lighting.

Landing

Window to front aspect and access to loft.

Bedroom One

3.77m x 4.04m (12'5" x 13'4")

Window to front aspect, built in wardrobe, and radiator.

Ensuite

1.89m x 1.77m (6'2" x 5'10")

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

Bedroom Two

3.72m x 3.61m (12'2" x 11'10")

Window to front aspect, built in wardrobe and radiator.



Bedroom Three

3.05m x 3.35m (10'0" x 11'0")

Window to rear aspect and radiator.

Bedroom Four

3.72m x 3.04m (12'2" x 10'0")

Window to rear aspect, built in wardrobe and radiator.

Bathroom

2.67m x 1.98m (8'10" x 6'6")

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

Outside

To the front of the property the garden is gravelled with double driveway leading to integral garage. To the rear of the property there is an enclosed landscaped garden with lawned garden and two patio areas.

Garage

2.77m x 1.84m (9'1" x 6'0")

Up and over door, power, and lighting.

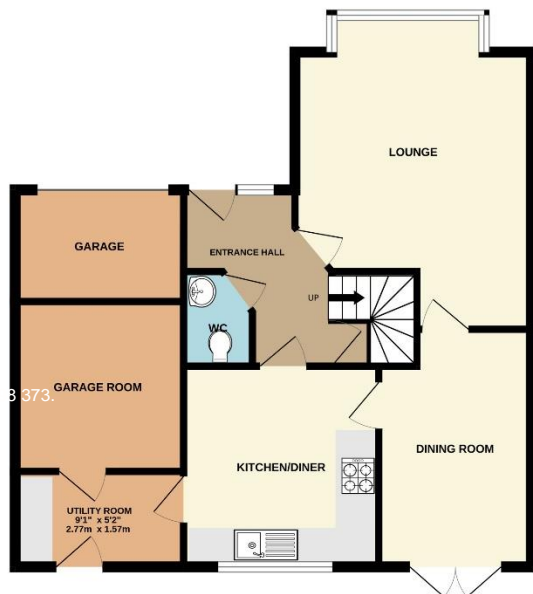
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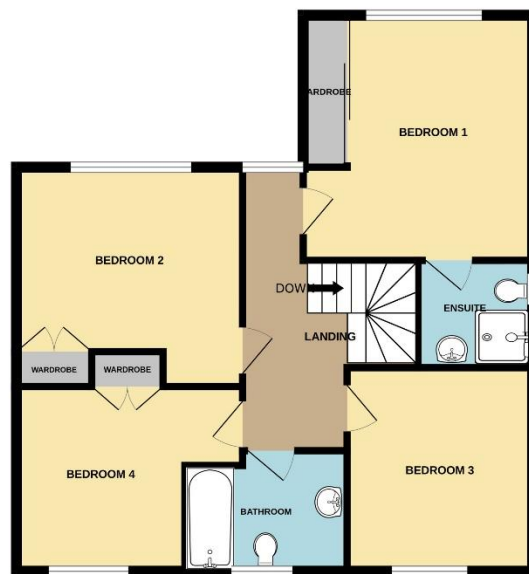


Floorplan

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (129.0 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		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		