



Hawthorn Road, Lincoln



£255,000

- Bay Fronted Period Property
- Three Bedrooms
- Lounge & Dining Room
- Downstairs WC

- Block Paved Driveway
- Gardens & Garage
- NO ONWARD CHAIN
- EPC rating D







Modern & Well Presented Semi Detached House situated in a convenient location on the northern outskirts of the city for a variety of excellent amenities, the hospital, schools and road links. The accommodation comprises of Entrance Porch, Entrance Hall, Bay Fronted Lounge, Dining Room, Breakfast Kitchen, Downstairs WC, Landing, Three Bedrooms & Bathroom. The property further benefits from ample off road parking, a detached garage and a garden to the rear. The property has been recently refurbished throughout with a new roof, new carpets and new kitchen.

No Onward Chain.

Entrance Porch Double doors to front aspect.

Entrance Hall

Sliding patio doors from the entrance porch, radiator, stairs to first floor and understairs storage.

Lounge 11'7" x 10'1" (3.5m x 3.1m)

Bay window to front aspect, curved radiator, gas fire inset to decorative fireplace and dado rail.









Dining Room 12'8" x 11'7" (3.9m x 3.5m)

French doors to rear aspect opening in to the garden, radiator, cast iron fireplace with decorative surround and twin double storage cupboards.

Kitchen 9'5" x 6'6" (2.9m x 2m)

Window to rear aspect. Fitted with a range of wall and base units with work surfaces, stainless steel drainer sink unit and space and plumbing for washing machine. Fitted over and four gas ring hob and extractor hood over.

WC

Window to side aspect. Fitted with a low level wc and wash hand basin.

Landing

Window to side aspect and loft access.

Bedroom One 11'1" x 10'1" (3.4m x 3.1m)

Bay window to front aspect, fitted wardrobes and radiator.

Outside

To the front of the property is a block paved off road parking area and driveway leading to the detached garage. To the rear of the property is a garden which is currently being seeded to lawn. There is a patio area.

Bedroom Two 12'10" x 11'1" (3.9m x 3.4m)

Window to rear aspect, fitted wardrobes and radiator.

Bedroom Three 7'1" x 6'6" (2.2m x 2m) Window to front aspect and radiator.

Bathroom 7'1" x 6'6" (2.2m x 2m)

Window to rear aspect. Fitted with a low level wc, wash hand basin and panelled bath with mains shower and glazed shower screen. Part tiled walls, radiator and built in storage cupboard housing gas combi central heating boiler.

Detached Garage 17'6" x 8'6" (5.3m x 2.6m)

Newly fitted pitched roof in 2023, window to side and rear aspect, up and over door.

Outside

Blocked paved driveway to the front providing off road parking for several vehicles and garage. Enclosed garden to the rear.

Agents Note

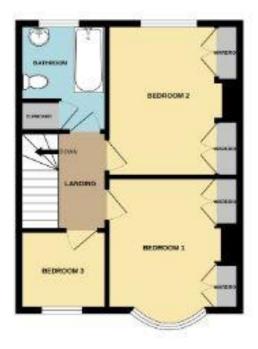
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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



GROUND FLOOR 562 eq.fl. (54.0 eq.m.) approx.

CARACE



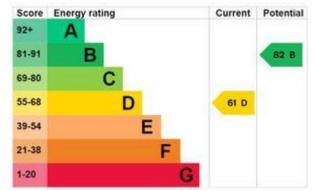




HAWTHORN ROAD, LINCOLN, LN2 4QX

TOTAL FLOOR AREA: 1004 kg H. (KL3 kg m) approx. While every derivative term main to recar the accuracy of the Berglan content for the expectation of doors, which every needs to recar the accuracy of the Berglan content of the accuracy entropic in the accuracy of the Berglan content of the accuracy of the accuracy entropic in the accuracy of the Berglan content of the accuracy entropic in the accuracy of the Berglan content of the accuracy entropic in the accuracy of the Berglan content of the accuracy paraged the parameter. The accuracy optimises actuate the accuracy of the accuracy accuracy of the accuracy of the accuracy of the accuracy accuracy of the accuracy of the accuracy of the accuracy Mode with Neurosci Colici





NEWTONFALLOWELL

Newton Fallowell Lincoln

01522 516590 lincoln@newtonfallowell.co.uk