



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

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GROUND FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



HAWTHORN ROAD, LINCOLN, LN2 4QX

TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, windows, rooms and site etc. 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 we guarantee no other approval or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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