



Manton Road, Lincoln



**£350,000**

- Detached House
- Uphill Location
- Four Bedrooms
- Lounge, Dining Room & Conservatory
- Downstairs Cloakroom & Utility
- Driveway & Double Garage
- Freehold
- EPC Grade C



Situated within a cul de sac position in walking distance to the Bailgate and Cathedral Quarter of Lincoln this Four Bedroom Detached House boasts accommodation comprising of; Entrance Hall, Lounge, Dining Room, Kitchen with built in Neff Appliances, Conservatory, Downstairs Cloakroom and Utility Room. To the first floor there are Four Bedrooms and a five piece Family Bathroom. The property further benefits from a Driveway providing off road parking for three to four cars and a Double Garage with electric door.

### Entrance

With upvc door to front elevation, radiator and stairs to first floor.

### Lounge 20'0" x 11'6" (6.1m x 3.5m)

With window to front elevation, sliding patio doors in to conservatory, radiator and electric fireplace with feature surround.

### Dining Room 11'7" x 8'4" (3.5m x 2.5m)

With sliding patio doors to conservatory, radiator and archway to kitchen.





### **Kitchen 11'7" x 8'4" (3.5m x 2.5m)**

With window to rear elevation, upvc door to side elevation and radiator. Fitted with a range of base and eye level units with worktops over, sink with drainer, and integrated appliances consisting of fridge freezer, Neff oven, microwave and warming drawer, Neff induction hob with extractor over and Neff dishwasher.

### **Conservatory 19'2" x 9'10" (5.9m x 3m)**

Brick and upvc double glazed conservatory with radiator and patio doors to the garden.

### **Utility Room 8'0" x 5'8" (2.4m x 1.7m)**

With base and eye level units with worktop over and stainless steel sink.

### **Dowstairs Cloakroom 4'7" x 4'6" (1.4m x 1.4m)**

With window to front elevation, low level wc, wash hand basin, radiator and alarm panel.

### **Landing 18'1" x 6'2" (5.5m x 1.9m)**

With window to side elevation, radiator, loft hatch, airing cupboard housing gas central heating boiler and immersion tank.

### **Bedroom One 11'8" x 11'6" (3.6m x 3.5m)**

With window to rear elevation, radiator and fitted drawer unit.

### **Bedroom Two 11'8" x 8'2" (3.6m x 2.5m)**

With window to front elevation, radiator and built in storage.

**Bedroom Three 9'4" x 8'10" (2.8m x 2.7m)**

With window to rear elevation, radiator, connecting door to bedroom one, fitted wardrobes and dressing table.

**Bedroom Four 8'11" x 8'10" (2.7m x 2.7m)**

With window to rear elevation, radiator and fitted office furniture.

**Family Bathroom 14'11" x 5'2" (4.5m x 1.6m)**

With window to front elevation, fully tiled throughout, jacuzzi bath, wash hand basin, bidet, low level wc, double shower enclosure and heated towel rail.





## Outside

The property benefits from a driveway offering ample parking and a double garage with electric up and over door, power and lighting and a personal door to the garden. The rear garden features a block paved patio area and a lawned area with mature shrub borders.

## Agents Notes

The vendor of this property is related to an employee of Newton Fallowell.

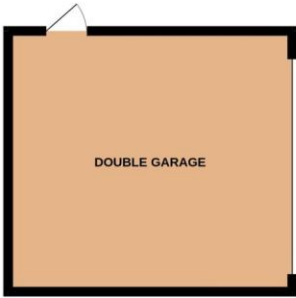
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GROUND FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



MANTON ROAD, LINCOLN

TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590  
lincoln@newtonfallowell.co.uk