



Riseholme Road, Lincoln

 4  3  2

Freehold

£615,000



Key Features

- Characterful Detached House
- Bathroom, Two Ensuites & Two further WC's
- Four Double Bedrooms
- Living, Dining Kitchen
- Lounge & Dining Room
- Dble Garage, Gardens, Driveway & Electric Gates
- EPC rating E





Well Presented & Characterful Bay Fronted Period Detached House situated in an uphill location with easy access to a variety of amenities & good road links. The accommodation on the ground floor comprises Entrance Porch, Oak Panelled Entrance Hall with Stained Glass Doorway, Lounge, Dining Room, Living Kitchen, Laundry Room, Study and WC. On the first floor there are Four Double Bedrooms with Two Ensuities, a Family Bathroom and further WC. Outside a block paved driveway accessed via electric gates, Detached Double Garage and Enclosed Gardens.

Entrance Porch

Door to front aspect and tiled flooring.

Entrance Hall

Door to front aspect with stained glass, oak panelled walls, ceiling rose, radiator, stairs to first floor, understairs storage cupboard and wooden flooring.

Lounge

16'5" x 16'2" (5m x 4.9m)

Bay window to front aspect and window to side aspect. Open fireplace within original decorative fireplace and surround. Picture rail, ceiling rose and radiator.

Dining Room

15'11" x 13'2" (4.8m x 4m)

Window to side aspect and French doors to rear aspect. Open fireplace within original and decorative fireplace and surround. Picture rail, ceiling rose and radiator.

Living Dining Kitchen

19'5" x 11'10" (5.9m x 3.6m)

French doors to side aspect and window and door to side aspect. Fitted with a range of wall and base

units with granite work surface over and Belfast sink with mixer tap. Appliances included; fridge freezer, wine fridge, dishwasher, microwave and gas Aga range cooker. Part tiled walls and tiled flooring. Built in pantry with shelving.

WC

Window to side aspect. Fitted with a high level wc, wash hand basin with vanity unit and original tiled walls and tiled floor.

Utility Room

7'7" x 5'4" (2.3m x 1.6m)

Fitted with wall and base units with space and plumbing for washing machine and tumble dryer. Tiled flooring.

Office/Snug

10'8" x 5'10" (3.3m x 1.8m)

Window to rear aspect, radiator, parquet flooring and coving to ceiling.

Landing

Window to side aspect, ceiling rose, column radiator, picture rail and built in storage cupboard. Access to attic with original counter balanced wooden steps.

Bedroom One

16'2" x 13'5" (4.9m x 4.1m)

Bay window to front aspect, column radiator, picture rail and fireplace with original tiling.

Ensuite

Window to side aspect. Fully tiled and fitted with a low level wc, wash hand basin with vanity unit and shower cubicle with rainfall shower head. Chrome heated towel rail.

Bedroom Two

15'5" x 13'2" (4.7m x 4m)

Window to rear aspect, column radiator, picture rail, ceiling rose and fireplace with original tiling.

Ensuite

Window to side aspect. Fully tiled and fitted with a low level wc, wash hand basin with vanity unit and shower cubicle with rainfall shower head. Chrome heated towel rail.

Bedroom Three

15'5" x 11'1" (4.7m x 3.4m)

Window to side aspect, ceiling rose, picture rail and column radiator.

Bedroom Four

9'5" x 7'11" (2.9m x 2.4m)

Window to front aspect, picture rail, ceiling rose and radiator.

Bathroom

Window to side aspect. Fully tiled and fitted with a low level wc, wash hand basin with vanity unit, panelled bath with mains shower appliance, rainfall shower head and glazed shower screen. Tiled flooring and chrome heated towel rail.

WC

Window to side aspect and ceiling rose. Fitted with a low level wc and wash hand basin with vanity unit. Original part tiled walls and tiled flooring.

Outside

To the front of the property is a block paved driveway accessed via electric gates. The enclosed garden is mainly lawned with borders of mature plants, shrubs and a pond. There is a large patio seating area with Electric Awning and hot tub. There is an outside tap, bin storage area and outside lighting.

Detached Double Garage

18'8" x 18'5" (5.7m x 5.6m)

Twin electric doors with power and lighting and personal side door.

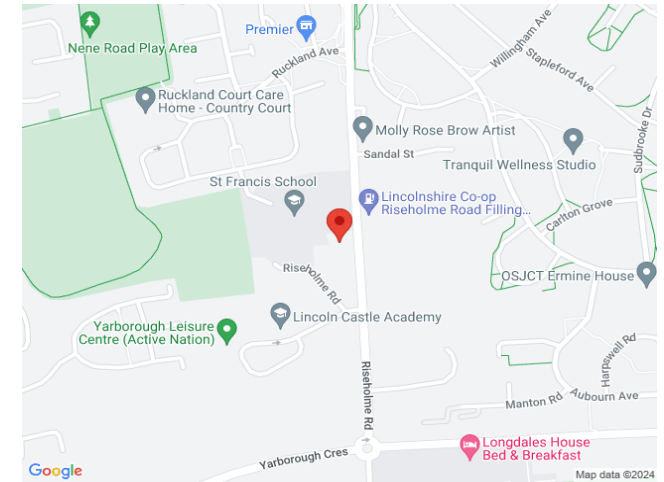




Floorplan



68 RISEHOLME ROAD, LINCOLN LN1 3SP
TOTAL FLOOR AREA: 1863 sq.ft. (173.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 for any prospective purchase. The services, systems and equipment shown have not been visited and no guarantee as to their operability or efficiency can be given.
Made with MyPlan3D.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.
Newton Fallowell Lincoln 01522 516590
lincoln@newtonfallowell.co.uk