



Hawthorn Chase, Lincoln



3



1



2

£252,500



Key Features

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Nest Controlled Heating
- Cul De Sac Location
- EV CHARGING POINT
- EPC rating C
- Freehold





Immaculate and stylish Semi Detached House situated within a development with easy access to the Cathedral Quarter and Eastern Bypass. The accommodation comprises Entrance Hall, Lounge, Dining Kitchen, First Floor Landing with Storage, a Modern Bathroom and THREE BEDROOMS with the main bedroom boasting newly Fitted Wardrobes. The property further benefits from Gas Combi Central Heating, Nest Heating Thermostat and uPVC Double Glazing. Outside there are good sized gardens to the front and rear with attached Garage, Electric Charge Point and gravelled Driveway.

Entrance

Door to front aspect, radiator, coving to ceiling, Nest thermostat and stairs to first floor.

Lounge 14'5" x 11'11" (4.4m x 3.6m)

Window to front aspect, radiator and coving to ceiling.

Kitchen Diner 15'0" x 9'10" (4.6m x 3m)

Window and door to rear aspect. Fitted with a range of base and wall units with work surface over and drainer sink unit with mixer tap over. Integrated dishwasher, range cooker with extractor hood over and space and plumbing for washing machine. Wall mounted gas combi central heating boiler. Tiled flooring, radiator and coving to ceiling.

First Floor Landing

Built in storage cupboard and loft access.

Bedroom 1 11'11" x 8'4" (3.6m x 2.5m)

Window to front aspect, coving to ceiling, radiator and fitted wardrobes.

Bedroom 2 9'1" x 8'8" (2.8m x 2.7m)

Window to rear aspect, coving to ceiling and radiator

Bedroom 3 9'1" x 6'1" (2.8m x 1.9m)

Window to rear aspect, radiator and coving to ceiling.

Bathroom

Window to side aspect. Fitted with a white suite comprising low level wc, wash hand basin within vanity unit and panelled bath with mains shower appliance with modern rainfall showerhead and handset feature and glazed shower screen. Part tiled walls, tiled flooring, radiator, extractor fan and coving to ceiling.

Outside

To the front of the property a gravelled driveway leads to the attached garage and electric charge point. The remainder of the front garden is laid to lawn with paved pathway leading to the entrance.

To the rear of the property is an enclosed good sized garden mainly lawned, with established planting and trees and vegetable garden areas. A paved patio seating area and outside water tap.

Tenure

Freehold

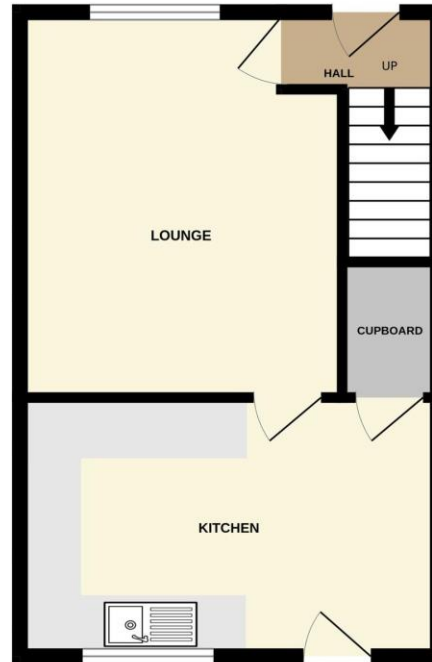
Agents Note

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GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



HAWTHORN CHASE, LINCOLN, LN2 4RG

TOTAL FLOOR AREA : 741 sq.ft. (68.8 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		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

