



Grosvenor Avenue, Forest Park, Lincoln



4



2



2

£315,000



Key Features

- Detached House
- Four Bedrooms
- 21ft Lounge
- Cul De Sac Location
- Great Potential
- Freehold
- EPC rating TBC
- NO CHAIN





Offered for sale with NO CHAIN this four bedroom property is located in a cul de sac within the sought after Forest Park area to the West side of the city. With views towards the Cathedral from the balcony, the accommodation comprises Of entrance hall, downstairs cloakroom, 21ft lounge, dining room, fitted kitchen with appliances, landing, four bedrooms, balcony, bathroom and integral garage. There is a driveway and gardens to the front and back.

Entrance

The property is entered via a partly glazed door to the front elevation leading into the hallway with radiator and tiled flooring

Downstairs Cloakroom

Window to rear elevation, low level wc, hand basin and tiled flooring.

Lounge 12'1" x 21'5" (3.7m x 6.5m)

Two windows to front elevation, radiator , wall light points, feature wall with stonework, tv plinth and raised fireplace, stairs to first floor landing and bi fold doors to dining room.

Dining Room 8'8" x 8'10" (2.6m x 2.7m)

Patio doors to garden and radiator.

Kitchen 9'10" x 12'2" (3m x 3.7m)

Window to rear elevation, range of base and eye level units, glazed display unit, worktop with sink and splashback, built in eye level oven, hob with extractor, integrated dishwasher and plumbing for washing machine.

Landing

Stairs taken from lounge.

Bedroom 1 8'10" x 18'0" (2.7m x 5.5m)

Two windows to the front elevation, fitted wardrobe and radiator.

Bedroom 2 12'2" x 14'8" (3.7m x 4.5m)

Window to front elevation, fitted bedroom furniture and radiator.

Balcony 5'9" x 16'0" (1.7m x 4.9m)

Accessed from bedroom 2 with views toward Lincoln Cathedral.

Bedroom 3 10'0" x 12'1" (3m x 3.7m)

Window to rear elevation and radiator.

Bedroom 4 8'8" x 8'10" (2.6m x 2.7m)

Window to rear elevation and radiator.

Bathroom 6'8" x 8'10" (2m x 2.7m)

Window to rear elevation, heated towel rail, four piece suite comprising of bath, separate shower, wash basin and low level wc.

Outside

To the front of the property there is a lawned garden, flower beds and trees with driveway leading to integral garage. To each side there are paths leading to the rear of the property. The rear garden is mainly laid to lawn with a paved patio, mature trees and shrubs with various flower beds and wooden fencing.

Garage 9'8" x 17'10" (2.9m x 5.4m)

Up and over door with window to the rear elevation.

Tenure

Freehold

Agents Note

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GROUND FLOOR



1ST FLOOR



GROSVENOR AVENUE, LINCOLN LN6 0XT

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