



Ascot Way, Lincoln



4



3



3

£475,000



Key Features

- Detached House
- Ample Parking and Garage
- Four Bedrooms
- Three Reception Room
- Popular Location
- Well Presented
- Woodland Views
- EPC Rating D





Well presented, four bedroom detached house, with great curb appeal and located on the highly sought after road of Ascot Way, North Hykeham. Within walking distance of the local schools, shops, doctors and train station. This house is perfect for any growing family.

The property offers internally, spacious entrance hall, lounge, snug, dining room, kitchen diner, utility, WC and conservatory to the ground floor. To the first floor there are four double bedrooms, with en-suite shower room to main, family bathroom and gallery landing. Outside the property to the front there is a gravel driveway with room for upto four cars and detached one and half garage. To the rear of the property there is an enclosed lawned garden with decking and patio area over looking the woodland behind.

Entrance hall 2.74m x 4.71m (9'0" x 15'6")

Windows and external door to front aspect, stairs to first floor with reading area beneath and radiator.

Lounge 3.53m x 5.07m (11'7" x 16'7")

Windows and French doors to rear aspect, feature fireplace and radiator.

Kitchen Diner 5.89m x 2.92m (19'4" x 9'7")

Window to rear aspect and French doors to conservatory. Fitted with a range of wall and base units with worktops over, freestanding cooker with extractor over, porcelain sink with drainer, integrated dishwasher, space for USA style fridge freezer, island and radiator.

Utility Room 2.41m x 1.54m (7'11" x 5'1")

External door to side aspect and fitted with a range of wall and base units with worktops over, space and plumbing for both washing machine and tumble dryer, pantry cupboard and radiator.

WC 1.22m x 1.81m (4'0" x 5'11")

Fitted with low level WC, wash hand basin and radiator.

Sitting/ Dining Room 3.53m x 2.69m (11'7" x 8'10")

Window to front aspect and radiator.

Snug 3.55m x 3.12m (11'7" x 10'2")

Window to front aspect and radiator.

Conservatory

Windows to all aspect and French doors to rear aspect.

Gallery Landing 3.51m x 5.87m (11'6" x 19'4")

Feature window to front aspect with seating area, airing cupboard and access to roof space.

Bedroom One 3.55m x 5.08m (11'7" x 16'8")

Window to rear aspect, air conditioning, fitted wardrobes and radiator.

Ensuite 1.25m x 1.67m (4'1" x 5'6")

Fitted with shower cubicle, wash hand basin and radiator.

Bedroom Two 2.65m x 3.81m (8'8" x 12'6")

Window to rear aspect, built-in wardrobe and radiator.

Bedroom Three 3.55m x 3.22m (11'7" x 10'7")

Window to front aspect, built-in wardrobe and radiator.

Bedroom Four 3.55m x 2.69m (11'7" x 8'10")

Window to front aspect and radiator.

Family Bathroom 3.22m x 2.64m (10'7" x 8'8")

Window to rear aspect and fitted with freestanding bath, shower cubicle, low level WC, wash hand basin, extractor and radiator.

Garage

Electric roller door, personal door to side aspect, power and lighting.





Outside Front

Walled driveway with parking for up to four cars, and detached one and a half garage.

Outside Rear

Enclosed lawned garden with decking and patio areas, with woodland views.

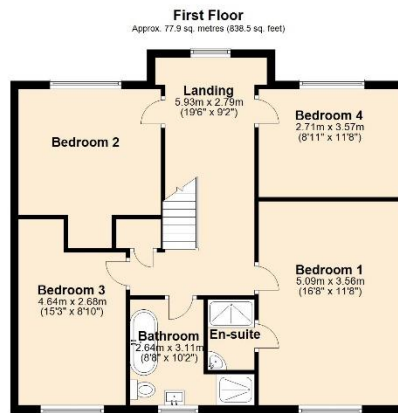
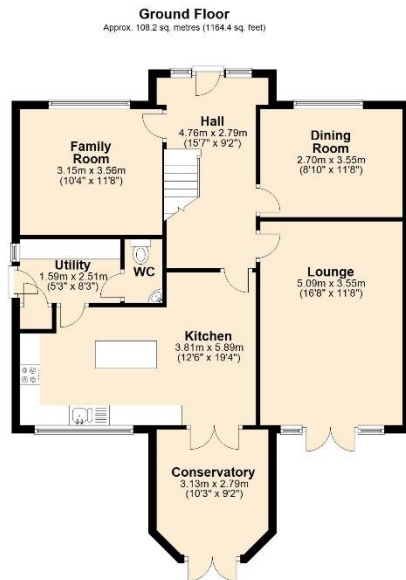
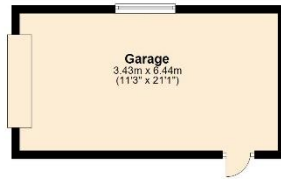
Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

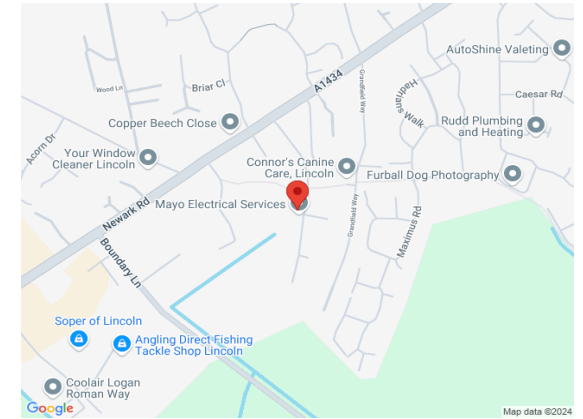








Total area: approx. 186.1 sq. metres (2002.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		