



Beckhall, Lincoln



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£475,000

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Key Features

- Stylish & Well-Maintained Detached House
- Four Double Bedrooms
- Bathroom, Ensuite & Downstairs WC
- Lounge, Garden Room & Utility Room
- Dining Kitchen with Appliances & Wood Burner
- Attached Double Garage, Driveway & Gardens
- EPC rating C





Stylish and Well Maintained FOUR DOUBLE BEDROOM Detached House situated in popular village location. Welton boasts a wealth of amenities to include shops, doctors, pub, golf course amongst others. Improved by the current owners with Updated Kitchen Diner, Gas Central Heating, Windows & Doors and Landscaped Garden. The accommodation on the ground floor comprises Entrance Porch, Entrance Hall, Lounge, Open Plan Living & Dining Kitchen with Integrated Appliances & Woodburning Stove, Garden Room, Utility Room & WC. First floor there is the Bathroom, Four Double Bedrooms all with Fitted Wardrobes and Master with Ensuite. Outside Attached Double Garage, Gravelled Driveway and enclosed Low Maintenance Rear Garden. The property further benefits from CCTV and Electric Car Charging Point.

Entrance Porch

Door to front aspect and wood flooring.

Entrance Hall

Door to front aspect, Oak and Glass stairs to first floor, radiator, Nest heating control and wood flooring.

Lounge

15'11" x 12'0" (4.8m x 3.7m)

Bay window to front aspect, modern wall mounted gas fire, coving to ceiling and two radiators.

Dining Kitchen

31'6" x 10'6" (9.6m x 3.2m)

Bay window and window to rear aspect. Fitted with a range of modern base and wall units with Granite work surface over, breakfast bar feature and drainer sink unit with mixer tap. Integrated appliances include Neff double oven, microwave, Neff induction hob and Neff Downdraft Extractor, wine fridge, fridge, dishwasher and water softener. Wood burning stove, tiled flooring and column radiator.

Utility Room

10'0" x 5'0" (3m x 1.5m)

Door to side aspect. Personal door into the garage. Fitted with wall and base units with work surface over and drainer sink unit. Understairs storage cupboard. Wall mounted gas central heating boiler. Radiator and tiled flooring. Wall mounted house alarm panel.

WC

5'8" x 3'0" (1.7m x 0.9m)

Fitted with a low level wc, wash hand basin with vanity unit, part tiled walls, extractor fan and radiator.





Landing

Loft access, radiator and built in airing cupboard with hot water cylinder.

Bedroom One

13'1" x 11'1" (4m x 3.4m)

Window to front aspect, radiator, black out blinds and fitted wardrobes.

Ensuite

9'0" x 5'11" (2.7m x 1.8m)

Window to front aspect. Fitted with a low level wc, wash hand basin with vanity unit and double shower cubicle. Heated towel rail and extractor fan.

Bedroom Two

14'1" x 14'8" (4.3m x 4.5m)

Window to front aspect, radiator, built in storage cupboard and fitted wardrobes.

Bedroom Three

11'1" x 10'4" (3.4m x 3.1m)

Window to rear aspect, radiator and fitted wardrobes.

Bedroom Four

12'5" x 9'2" (3.8m x 2.8m)

Window to rear aspect, radiator and fitted wardrobes.



Bathroom

6'1" x 6'4" (1.9m x 1.9m)

Window to rear aspect. Fitted with a low level wc, wash hand basin with vanity unit and double shower cubicle with rainfall shower head. Part tiled walls and heated towel rail.

Outside

To the front of the property is a gravelled driveway with borders full of mature planting and gated side access leads to the enclosed rear garden. The rear garden has a paved patio seating area, artificial lawn, borders with mature planting and further seating corner.

Attached Double Garage

16.80m x 15.20m (55'1" x 49'11")

Electric roller door, power and lighting, plumbing for washing machine. Personal door to the Utility Room.

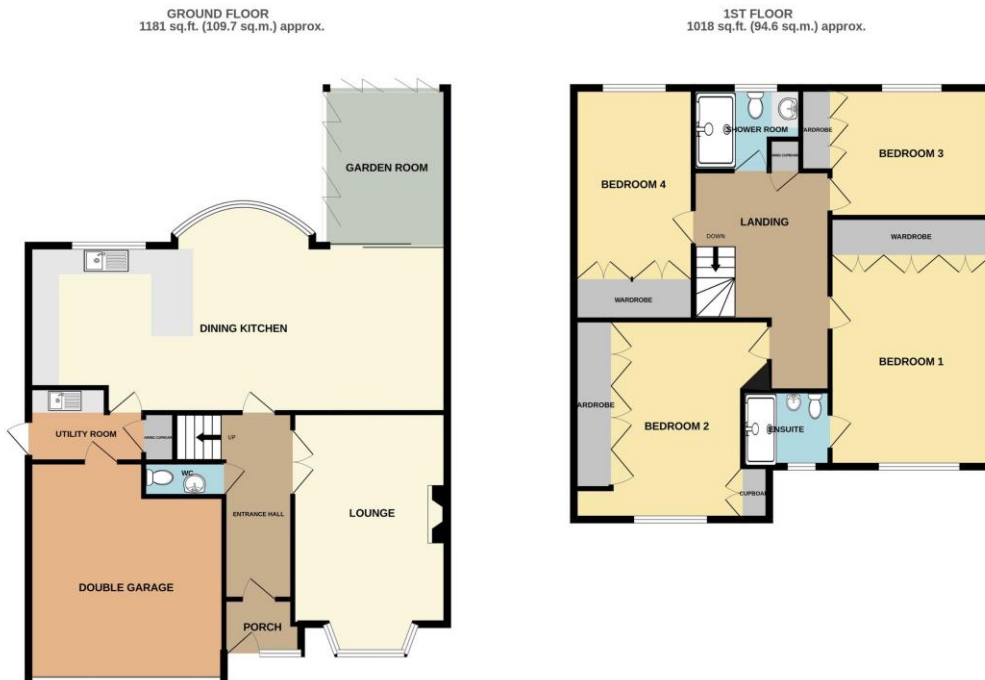
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Floorplan



BECKHALL, LINCOLN, LN2 3LJ
 TOTAL FLOOR AREA : 2199 sq.ft. (204.3 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	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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