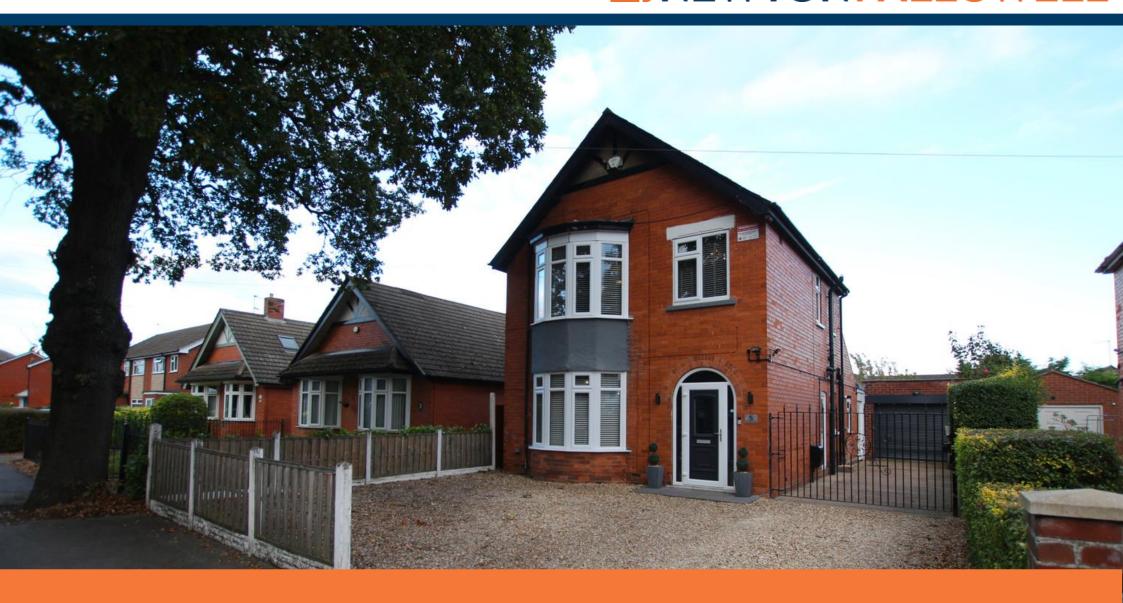
# NEWTONFALLOWELL



Boultham Park Road, Lincoln







# £375,000









# **Key Features**

- Detached House
- Beautifully Presented
- Open Plan Living
- Three Reception Rooms
- Three Bedrooms
- Ensuite
- EPC rating C
- NO ONWARD CHAIN















Beautifully presented, extended three bedroom detached house. Situated in the popular Boultham Park area of the City. The property boasts open plan living, but with the comforts of a private lounge with feature log burner. Outside you have a spacious lawned garden and patio area.

The property consists of entrance hall, lounge,

open plan kitchen diner with sitting room, play room, and utility cloakroom to the ground floor. To the first floor there is a family bathroom and three bedrooms. The main bedroom measures over 22ft and has an ensuite shower room. Outside the property to the front there is a gravel driveway with parking for up to six cars, leading to a detached single garage. To the rear there is an enclosed lawned garden with patio area and out building.

Viewing is highly recommended to see the space and accommodation on offer.

#### **Entrance Porch**

External door to front aspect.

#### Hall

Door to front porch, stairs to first floor with cupboard under, original parquet flooring and radiator.

#### Lounge 3.4m x 3.88m (11'2" x 12'8")

Bay window to front aspect, feature log burner with surround, and radiator.

# Open plan Kitchen Living Area 5.85m x 4.9m (19'2" x 16'1")

Windows and external door to side aspect. Fitted with a range of modern wall and base units with worktops over, integrated Neff double oven, four ring Neff Induction hob with extractor

over, integrated fridge freezer and dishwasher, wine fridge and wall mounted feature radiators

#### Sitting Room 3.35m x 3.61m (11'0" x 11'10")

Double doors leading to playroom, window to side aspect and radiator.

#### Play Room 5.85m x 2.74m (19'2" x 9'0")

Windows and external doors to rear and side aspect and radiator.

### Utility Cloakroom 2.5m x 1.69m (8'2" x 5'6")

Window to side aspect and fitted with base units with worktop over, sink with drainer, space and plumbing for washing machine and tumble dryer, low level WC and radiator.

#### Landing

Window to side aspect and access to loft.

#### Bedroom One 3.68m x 6.83m (12'1" x 22'5")

Windows to rear and side aspect, large dressing area and radiator.

#### En-suite

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

#### Bedroom Two 3.98m x 3.68m (13'1" x 12'1")

Bay window to front aspect and radiator.

# Bedroom Three 2.18m x 2.88m (7'2" x 9'5")

Window to front aspect and radiator.

#### Bathroom 2.16m x 2.18m (7'1" x 7'2")

Window to side aspect and fitted with panel bath with shower over, low level WC, wash hand basin and radiator.

#### Garage 2.96m x 5.08m (9'8" x 16'8")

Electric roller door, power and lighting.

#### Out Building 2.34m x 3.46m (7'8" x 11'5")

Window and external door to side aspect.









## **Outside Front**

Gravel driveway with parking for up to six cars leading to detached garage.

## **Outside Rear**

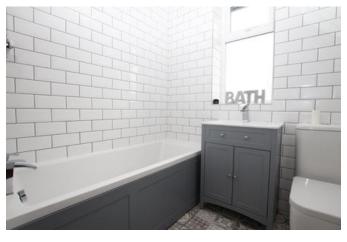
Enclosed lawned garden with spacious patio area.

# Agent Note

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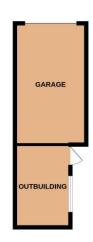






GROUND FLOOR 1059 sq.ft. (98.4 sq.m.) approx.





#### 5 BOULTHAM PARK ROAD, LINCOLN, LN6 7BE

#### TOTAL FLOOR AREA: 1664 sq.ft. (154.5 sq.m.) approx.

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