



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 Boutham 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

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.







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

1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



5 BOULTHAM PARK ROAD, LINCOLN, LN6 7BE

TOTAL FLOOR AREA : 1664 sq.ft. (154.5 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

