



Rivermead, Lincoln



Offers Over £270,000

- Detached House
- Three Double Bedrooms
- Bathroom, Ensuite & Downstairs WC
- 23ft Lounge Diner
- Conservatory
- Block Paved Driveway
- Garden & Garage
- EPC rating D



Well Presented DETACHED HOUSE situated in a cul de sac position within the sought after location of Rivermead with amenities, schools and good road links nearby. The accommodation to the ground floor comprises Entrance Hall, 23ft Lounge Diner, Kitchen, Conservatory, Downstairs Cloak Room and Rear Hall. Upstairs there is a family Bathroom and THREE DOUBLE BEDROOMS with Ensuite Shower Room to the Master Bedroom. Gardens front and rear with Integral Garage. The property further benefits from Gas Central Heating with new boiler and uPVC Double Glazing.

Entrance Hall

Door to side aspect and window to front aspect. Radiator and laminate flooring.

Lounge Diner

23'2" x 10'7" (7.1m x 3.2m)

Window to front aspect and French doors into the Conservatory. Radiator, laminate flooring and wall mounted electric fire.

Kitchen

11'3" x 10'3" (3.4m x 3.1m)

Window to rear aspect. Fitted with a range of wall and base units with one and a half bowl drainer sink unit. Fitted oven, five gas burner hob with extractor hood over. Space and plumbing for dishwasher, radiator, part tiled walls and tiled flooring.



Rear Hall

Door to side aspect and tiled flooring.

Downstairs WC

Window to side aspect. Fitted with a low level wc and wash hand basin with vanity unit. Tiled flooring and radiator.

Landing

Loft access, radiator and built in storage cupboard.

Bedroom One

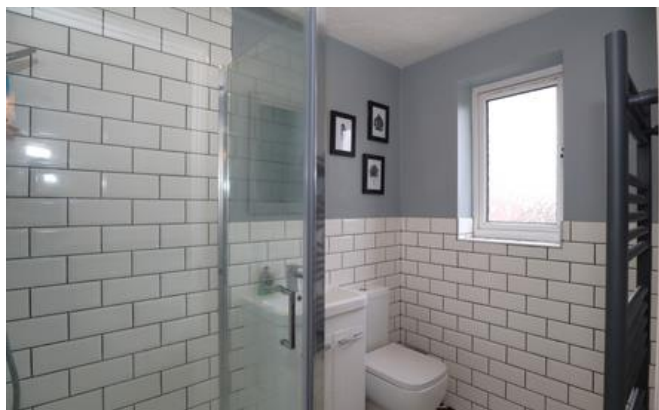
14'2" x 8'5" (4.3m x 2.6m)

Window to rear aspect, radiator and wardrobes.

Ensuite

7'1" x 4'9" (2.2m x 1.4m)

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



Bedroom Two

10'4" x 8'7" (3.1m x 2.6m)

Window to front aspect, radiator and fitted wardrobes.

Bedroom Three

8'9" x 8'7" (2.7m x 2.6m)

Window to rear aspect and radiator.

Bathroom

7'2" x 5'5" (2.2m x 1.7m)

Window to rear aspect. Fitted with a corner bath, low level wc and wash hand basin. Radiator and part tiled walls.

Outside

To the front of the property is a block paved driveway with areas of planting. Gated side access leads to the enclosed rear garden which has a paved patio and lawned area.

Integral Garage

16'7" x 8'4" (5.1m x 2.5m)

Up and over door and personal side door. Power and lighting, wall mounted gas central heating boiler which is approximately 1 year old and space and plumbing for washing machine and tumble dryer.

Agents Note

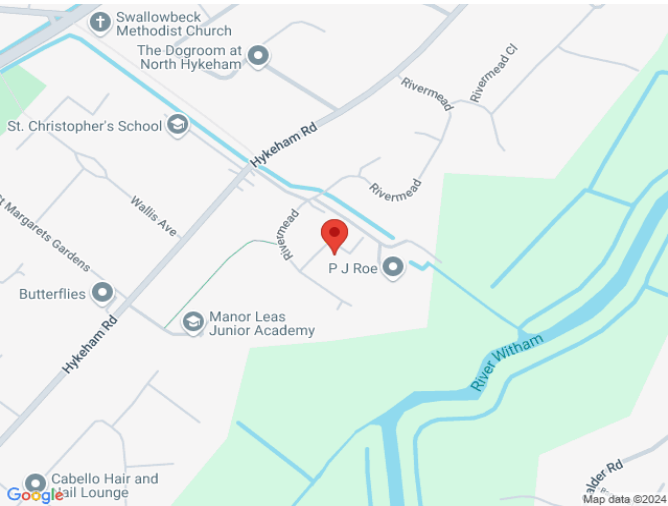
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Floorplan



127 RIVERMEAD, LINCOLN LN6 8FE
TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.
While 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		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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