



Marriner Crescent, Lincoln



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£595,000

- Detached House
- Five Double Bedrooms
- Three Storey Accommodation
- 21ft Kitchen Diner
- No Chain
- Three Bathrooms
- Freehold
- EPC rating C



Offered for sale with no chain and located in an executive cul de sac development just off Nettleham Road, this Three Storey Detached House offers five bedroom accommodation with en suite to master, bathroom and shower room with a 21ft lounge and 21ft kitchen diner with appliances. Built to a high spec with tiled flooring to the kitchen and utility, wooden flooring to the entrance and lounge, there is fitted wardrobes to some bedrooms and further accommodation of downstairs cloakroom and utility. Outside there are south facing gardens with a 45ft driveway and detached double garage with remote controlled up and over door.

Entrance

Property entered via composite door to the hallway with wooden flooring, stairs to first floor, radiator and downstairs cloakroom.

Downstairs Cloakroom

Low level wc, hand basin and radiator.

Lounge 21'0" x 11'3" (6.4m x 3.4m)

Window to front, box bay window to side, glazed double doors from hallway.



Kitchen Diner 20'11" x 16'6" (6.4m x 5m)

Window to front, walk in bay with french doors to garden, tiled flooring, base and eye level units with integrated dishwasher, built in eye level double oven, 5 ring gas hob with extractor.

Utility 6'8" x 6'0" (2m x 1.8m)

Part glazed door to driveway, base and eye level units with plumbing for washing machine and further under counter appliance space, built in storage cupboard.

First Floor Landing

Stairs to second floor, window to front, built in airing cupboard and radiator.

Bedroom 1 12'8" x 12'6" (3.9m x 3.8m)

Windows to front and side, fitted wardrobes, radiator and door to en suite shower room.

En Suite Shower Room 8'5" x 4'7" (2.6m x 1.4m)

Window to side, double shower enclosure, heated towel rail, wash basin and low level wc.

Bedroom 2 11'5" x 11'1" (3.5m x 3.4m)

Window to front, radiator and fitted wardrobes.

Bedroom 3 11'6" x 9'8" (3.5m x 2.9m)

Window to side, radiator and fitted wardrobe.

Bathroom 7'7" x 6'3" (2.3m x 1.9m)

Window to rear, towel rail, panelled bath with shower attachment, wash basin and low level wc.

Second Floor Landing

Velux to rear, radiator and built in storage.

Bedroom 4 14'0" x 11'5" (4.3m x 3.5m)

Window to front, velux to rear, radiator and fitted wardrobe.



Bedroom 5 12'9" x 8'7" (3.9m x 2.6m)

Window to front and radiator.

Shower Room 7'7" x 5'10" (2.3m x 1.8m)

Velux to rear, shower cubicle, wash basin, low level wc and radiator.

Outside

The gardens are mainly to the rear southerly facing in aspect with paved patio and gated access to driveway at side.

Garage 17'5" x 16'10" (5.3m x 5.1m)

Detached double garage with remote controlled up and over door with storage to eaves.

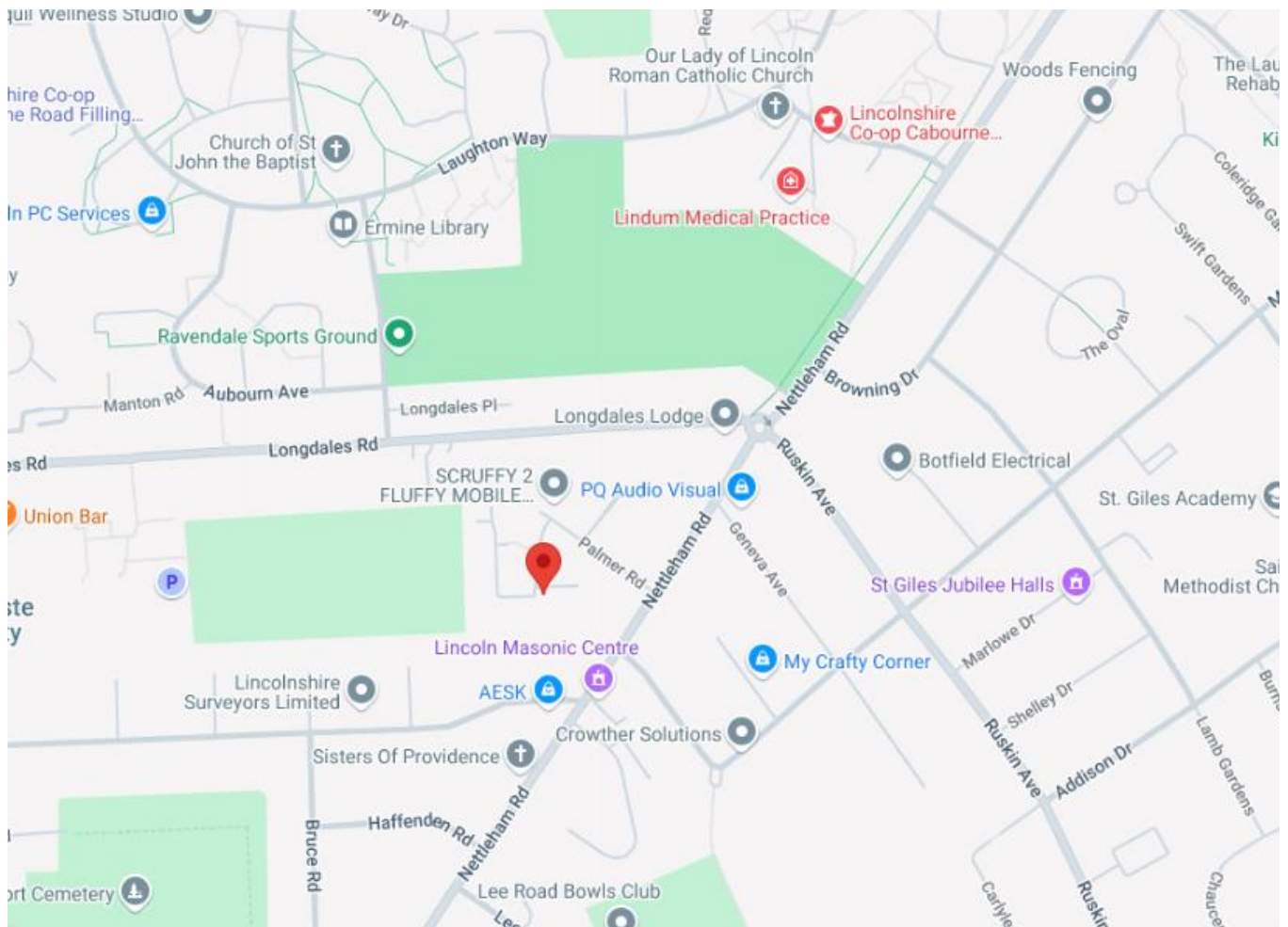
Tenure

Freehold

Agents Note

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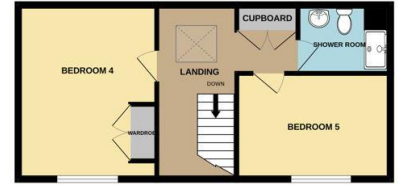
GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.4 sq.m.) approx.



2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



MARRINER CRESCENT, LINCOLN, LN2 1BB

TOTAL FLOOR AREA : 1813 sq.ft. (168.4 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		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		