



Carlton Boulevard, , Lincoln



£315000

- Semi-Detached House
- Four Bedrooms
- Bathroom, En-suite & wc
- Enclosed Rear Garden
- Two Reception Rooms
- Council Tax Band D
- Freehold
- EPC rating TBC



This well-presented four bedroom detached home is located in a popular residential area, within walking distance of local shops, parks, schools and pubs. The ground floor comprises of Entrance Hall, Lounge, Kitchen, Dining Room and WC. To the first floor there is Four Bedrooms, Family Bathroom and an En-suite. Outside, the property includes an enclosed mature rear garden with lawn and patio area.

Entrance Hall

With staircase to the first floor.

Lounge

12'0" x 15'5" (3.7m x 4.7m)

With french doors to the rear aspect, coving to ceiling, fireplace and column radiator.

Kitchen

9'11" x 18'8" (3m x 5.7m)

With a window to the front aspect, access to the WC and rear garden. Fitted with a range of wall and base units with work surface over, one and a half bowl drainer sink unit, integrated oven, hob with extractor over, space for washing machine and wooden flooring.

Dining Room

8'6" x 12'9" (2.6m x 3.9m)

With bay window to the front aspect, coving to ceiling and wooden flooring.



WC

3'0" x 5'11" (0.9m x 1.8m)

With low level WC, wash hand basin and radiator.

First Floor Landing

With stairs to the ground floor and window to the rear aspect.

Bathroom

With a window to the side aspect, low level WC, wash hand basin, panelled bath with electric shower over.

Bedroom One

14'1" x 10'8" (4.3m x 3.3m)

With two windows to the front aspect and radiator.

Bedroom Two

12'4" x 11'0" (3.8m x 3.4m)

With a window to the front aspect and radiator.

En-Suite

With a window to the side aspect, shower cubicle, low level WC, vanity wash hand basin and chrome heated towel rail.

Bedroom Three

8'6" x 4'7" (2.6m x 1.4m)

With a window to the front aspect and radiator.

Bedroom Four

7'6" x 8'1" (2.3m x 2.5m)

With a window to the rear aspect and radiator.

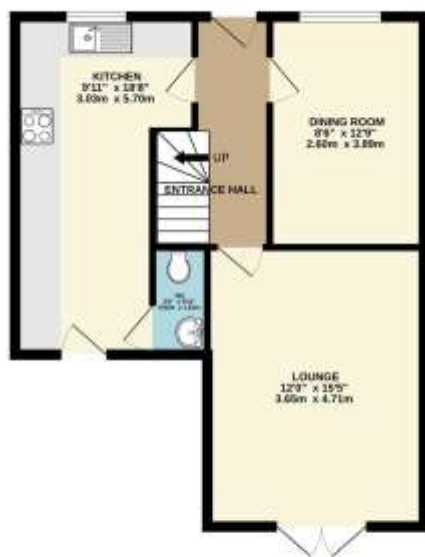
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Floorplan

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



108 CARLTON BOULEVARD, LINCOLN LN2 4W3

TOTAL FLOOR AREA : 1073 sq.ft. (99.6 sq.m.) approx.

We have every attempt to ensure the accuracy of the floorplan contained herein. Measurements of doors, windows, stairs and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and appliances shown have not been ordered and no guarantee as to their availability or efficiency can be given.
Plans with dimensions 11/25/25



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