



Ploughmans Lane, Lincoln



5



4



2

£450,000

 5  4  2

Key Features

- Executive Detached 5 Bedroom House
- 25ft Kitchen Diner
- Lounge
- Utility
- Two En-Suites, Family Bathroom & WC
- Two Reception Rooms & Study
- Freehold
- EPC rating TBC





The three storey FIVE bedroom detached family home is in the popular area of CARLTON BOULEVARD. Perfectly positioned within walking distance of Carlton Centre, schools and a host other amenities. Internally the accommodation comprises of Entrance Hall, WC, 25ft Kitchen Diner, Utility Room, Lounge and Study to the ground floor. To the first floor there are Three Double Bedrooms with the master benefitting from a Dressing Room and Ensuite and Bedroom Two also benefits from an En-Suite, Family Bathroom and Snug/ Bedroom Six. To the second floor there are a further Two Double Bedrooms. To the front of the property there is a Detached Double Garage with driveway for up to four cars and lawned garden with mature plant and trees. To the rear of the property there is a private enclosed Garden with lawned area and two patios.

The property benefits from Gas Central Heating and uPVC Double Glazing throughout.

Entrance Hall

External door to front aspect, stairs to first floor, laminate flooring and radiator.

Kitchen Diner

3.32m x 7.72m (10'11" x 25'4")

uPVC windows to front, rear and side aspects. Fitted with a range of modern wall and base units with worktops over, one and a half sink with drainer, electric double oven, four burner gas hob with extractor over, space and plumbing for dishwasher, space for fridge freezer and two radiators.

Utility Room

2.31m x 1.89m (7'7" x 6'2")

External door to rear aspect and fitted with a range of wall and base units with worktops over, space and plumbing for washing machine and tumble dryer, combi boiler, sink with drainer and radiator.

Lounge

3.76m x 5m (12'4" x 16'5")

Patio doors and windows to rear aspect. Radiator.

WC

0.96m x 1.6m (3'1" x 5'2")

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

Study

3.27m x 3.3m (10'8" x 10'10")

Window to front aspect and radiator.

First Floor Landing

Stairs to ground floor and second floor.

Snug/ Bedroom Six

3.63m x 3.25m (11'11" x 10'8")

Window to front aspect and radiator.



Bedroom One

3.76m x 3.58m (12'4" x 11'8")

Two windows to rear aspect and radiator.

Dressing Room

2.31m x 1.85m (7'7" x 6'1")

Window to rear aspect and fitted wardrobes.

En-Suite

Window to side aspect and fitted with shower cubicle, low level WC, wash hand basin, extractor and heated towel rail.

Bedroom Two

3.32m x 2.99m (10'11" x 9'10")

Window to rear aspect and radiator.

En-Suite

2.21m x 1.4m (7'4" x 4'7")

Fitted with shower cubicle, wash hand basin, low level WC, extractor and heated towel rail.

Bedroom Three

3.32m x 2.89m (10'11" x 9'6")

Window to front aspect and radiator.

Family Bathroom

2.44m x 1.88m (8'0" x 6'2")

Window to front aspect and fitted with panelled bath with shower over, low level WC, wash hand basin, extractor, and heated towel rail.

Second Floor Landing

Stairs to first floor and velux window to rear aspect.

Bedroom Four

4.64m x 3.75m (15'2" x 12'4")

Window to front aspect and radiator.



Bedroom Five

4.64m x 3.32m (15'2" x 10'11")

Window to front aspect aspect and radiator.

Outside

To the front there is a detached double garage with driveway with room for up to four cars. Lawned garden with mature plants and trees. To the rear of the property there is a private enclosed garden with lawned area and two patios.

Detached Double Garage

With up and over doors, personal door to side aspect, power and lighting.

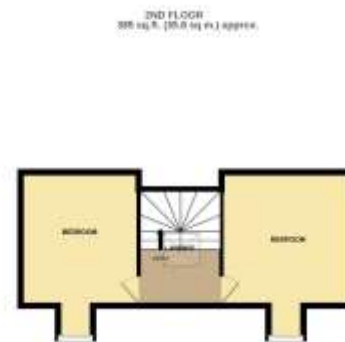
Agent Note

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.





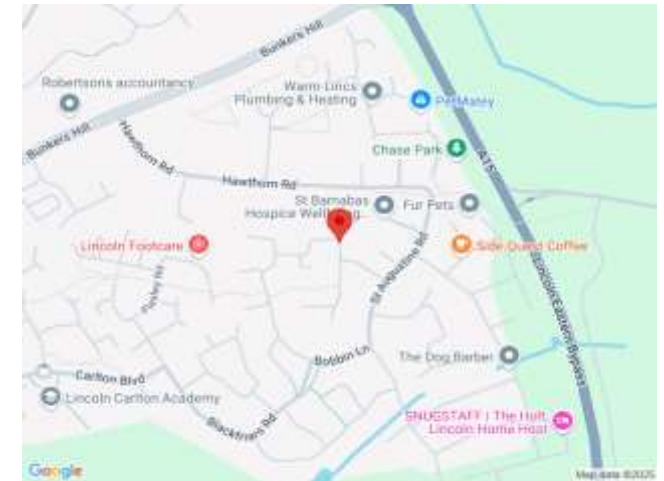
Floorplan



TOTAL FLOOR AREA : 1984 sq.ft. (185.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metronix 02025



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk