



Boultham Park Road, Lincoln



**Offers over £325,000**

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Integral Garage
- Four Piece Bathroom
- Garden Cabin
- Freehold
- EPC rating D





Well presented three bedroom detached house, located in the popular Boutham Park Area. Ideally positioned within walking distance of a host of local amenities including Shops, Restaurants, Pubs, Schools and Doctors.

The property consists of Entrance Hall, Lounge and Open plan Kitchen Living area to the ground floor. To the first floor there are Three Bedrooms and Four Piece Family Bathroom. Outside the property to the front there is a private driveway leading to single detached garage and small lawned area. To the rear of the property there is an enclosed lawned garden with raised patio area and wooden cabin with power and lighting.

The property also benefits from Gas Central Heating, uPVC Double Glazing and oak flooring laid throughout the house.

### Entrance Hall

External composite door to front aspect, stairs to first floor with cupboard under.

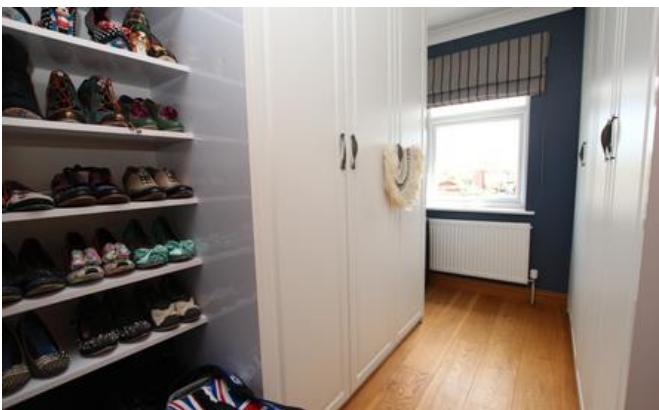
### Lounge

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

Bay window to front aspect, feature log burner with decorative surround and radiator.

### Open Plan Kitchen Living Area

Fitted with a range of base units with worktops over, sink with drainer, integrated electric double oven, five ring gas hob with extractor over, space for a washing machine, dishwasher and fridge freezer.



### Kitchen Area

7.8m x 2.19m (25'7" x 7'2")

External door to rear aspect.

### Dining/ Living Area

3.32m x 4.54m (10'11" x 14'11")

Windows and patio doors to rear aspect and radiator.

### Landing

Stairs to ground floor.

### Bedroom One

3.45m x 4.54m (11'4" x 14'11")

Window to rear aspect and access to loft space.

### Bedroom Two

3.46m x 4.03m (11'5" x 13'2")

Window to front aspect and radiator.

### Bedroom Three

2.19m x 2.95m (7'2" x 9'8")

Window to front aspect, fitted wardrobes, shelving and radiator.

### Bathroom

3.29m x 2.19m (10'10" x 7'2")

Windows to side aspect and fitted with panel bath, shower cubicle, low level WC, wash hand basin and radiator.

### Outside Front

Private driveway with parking for two cars leading to single garage with electric door and lawned garden.

### Outside Rear

Enclosed lawned garden with raised patio area and wooden cabin with power and lighting.





### Agent Note

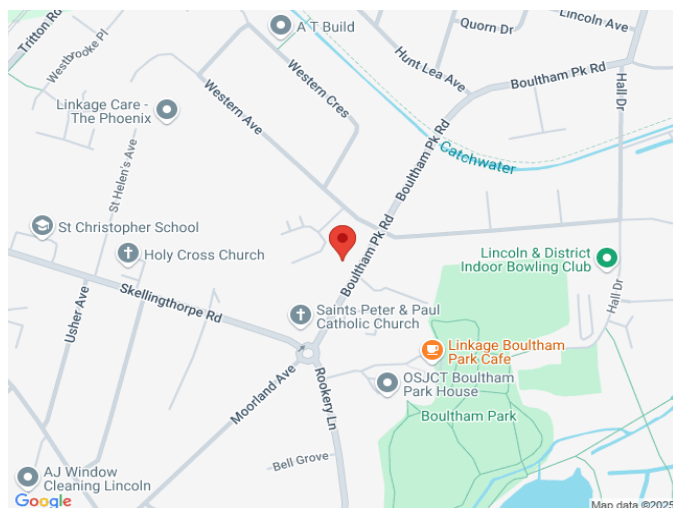
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# Floorplan



**TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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