



Hall Drive, Lincoln



£280,000

- Stylish & Well Presented
- Bay fronted Semi Detached House
- Three Bedrooms, Bathroom & Shower Room
- Open Plan Living Dining Kitchen
- Utility Room
- Driveway, Electric Car Point & Garden
- Freehold & No Onward Chain
- EPC rating D



Well Presented Bay Fronted Semi Detached House situated in the popular Boultham Park area of Lincoln within walking distance of the city centre, schools and parks. The stylish accommodation comprises Entrance Hall, Open Plan Living & Dining Kitchen with Range Cooker, Utility Room, Shower Room, Landing, Three Bedrooms with built in wardrobes to Bedroom Three and Bathroom with free standing bath. The property benefits from Gas Central Heating, uPVC double glazing & electric car point. Outside there is off road parking to the front and the side of the property with gated access to the enclosed rear garden with summer house.

Entrance Hall

Door to front into storm porch, stairs to first floor, tiled flooring and radiator.

Open Plan Living Dining Kitchen

24'0" x 19'0" (7.3m x 5.8m)

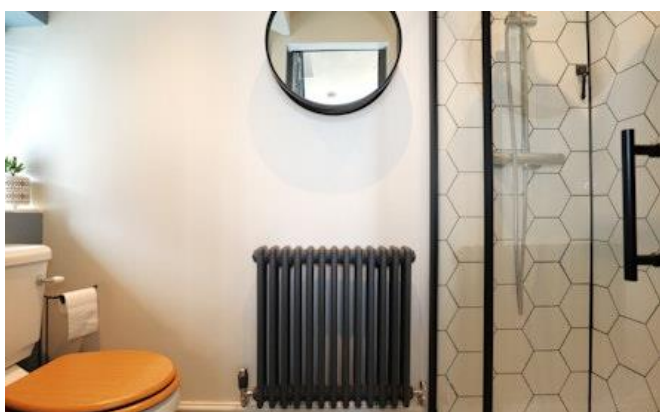
Bay window to front aspect, window to side aspect and patio doors into the rear garden.

Lounge Area

Radiator and wood burning stove within decorative fireplace.

Dining Area

Radiator and decorative fireplace.



Kitchen Area

Fitted with a range of base units with solid wood units and solid wood carcasses with double Belfast sink with mixer tap and solid oak worktops, range cooker with extractor fan over. Space for fridge freezer.

Utility Room

5'9" x 5'8" (1.8m x 1.7m)

Door to side aspect. Fitted storage with plumbing and space for washing machine and tumble dryer and Solid wood units. Wall mounted gas central heating boiler and tiled flooring.

Shower Room

Window to side aspect. Fitted with a low level wc, wash hand basin and shower cubicle with wall mounted shower appliance. Radiator and part tiled walls.

Landing

Window to side aspect.

Bedroom One

13'9" x 10'9" (4.2m x 3.3m)

Bay window to front aspect and radiator.

Bedroom Two

12'3" x 10'9" (3.7m x 3.3m)

Window to rear aspect, decorative fireplace and radiator.

Bedroom Three

7'3" x 7'3" (2.2m x 2.2m)

Window to front aspect, fitted bespoke built in wardrobe and radiator.

Bathroom

Windows to both rear and side aspects. Fitted with a low level wc, wash basin with vanity unit and work surface and free-standing double ended bath with free standing mixer tap and shower attachment. Radiator, extractor, part tiled walls and tiled flooring.



Outside

To the front of the property is gravelled off road parking with driveway leading through double gates down the side of the property. Electric car point. The rear enclosed garden is mainly lawned with borders of shrubs and plants, decked seating area and summer house.

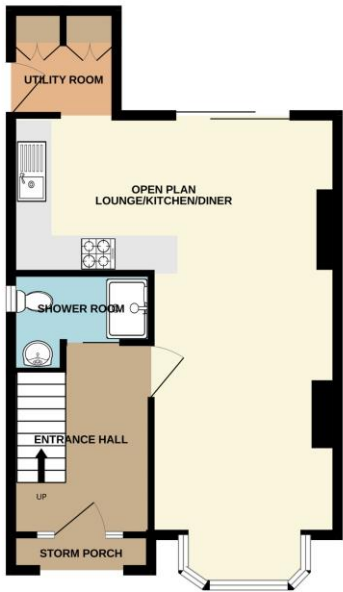
Agents Note

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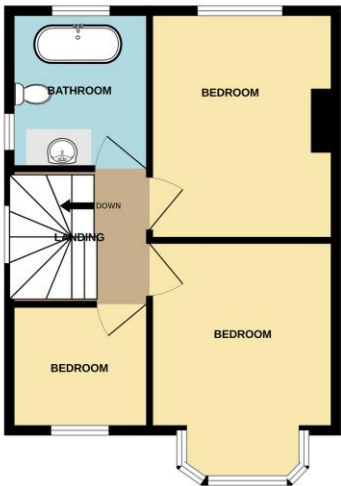


Floorplan

GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



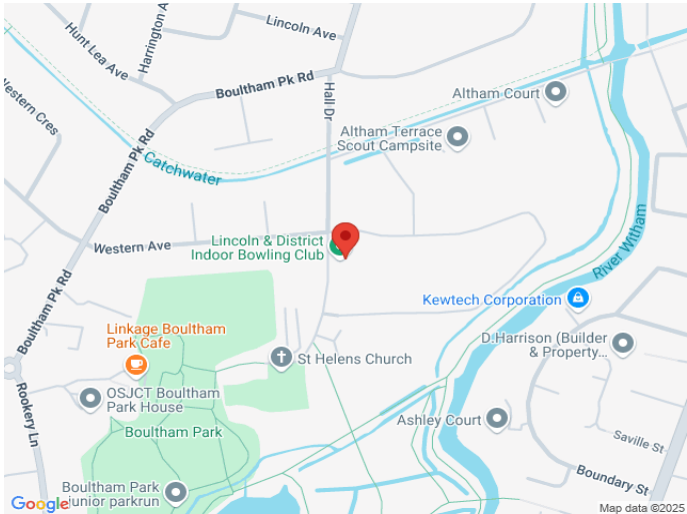
1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



12 HALL DRIVE, LINCOLN, LN6 7SW

TOTAL FLOOR AREA - 978 sq.ft. (90.8 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 for 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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