



Landmere Grove, Lincoln



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Freehold

Offers In Excess of £350,000



## Key Features

- Detached House
- Stunning Lake Views
- Spacious Plot
- Extended
- Three Bedrooms
- Three Reception Rooms
- EPC rating D





A RARE opportunity to own this well presented THREE BEDROOM Detached House with LAKE VIEWS. The property has been Extended and offers THREE Reception Room and situated on an extensive plot.

The accommodation on offer comprises Entrance Porch, Hall, Lounge, Kitchen Diner, Family Room, Office, Utility Room and Shower Room to ground floor. To the first floor, there are Three Bedrooms and Family Bathroom. Outside the property to the front there is a block paved driveway with room for three cars, leading to an integral single garage. To the rear of the property there an enclosed lawned garden with spacious patio and split into three different areas and offers lakeside views.

The property also benefit from being sold with NO ONWARD CHAIN, Gas Central Heating, uPVC Double Glazing and ideally located within walking distance of the local Schools, Shop and Doctors.



### Porch

With entrance door to the front aspect.

### Entrance Hall

With access to porch, stairs to first floor and radiator.

### Kitchen/Diner

17'0" x 11'2" (5.2m x 3.4m)

With a range of wall and base units with worktops, sink with drainer unit, integrated oven and hob with extractor fan over, breakfast bar and radiator.

### Family Room

15'9" x 8'8" (4.8m x 2.6m)

With a window to the side aspect, two velux windows, two french doors opening into the rear garden and radiator.

### Lounge

12'5" x 10'8" (3.8m x 3.3m)

With a window to the front aspect, feature fireplace and radiator.

### Utility Room

With a window to the rear aspect, wall and base level units with worktops over, sink with drainer unit, plumbing and space for washing machine and a door to the rear garden.

### Shower Room

With a low level WC, wash hand basin, enclosed shower and radiator.

### Office/Study

11'4" x 6'8" (3.5m x 2m)

With a velux window and radiator.

### Landing

Access to roof space.

### Bedroom One

12'6" x 9'8" (3.8m x 2.9m)

With a window to the front aspect, fitted wardrobe and radiator.





### Bedroom Two

10'5" x 11'3" (3.2m x 3.4m)

With a window to the rear aspect, access to the airing cupboard and radiator.



### Bedroom Three

9'7" x 7'1" (2.9m x 2.2m)

With a window to the front aspect and radiator.



### Bathroom

6'2" x 5'9" (1.9m x 1.8m)

With a window to the rear aspect, low level WC, vanity with wash hand basin over, panelled bath with shower over and heated towel rail.



### Garage

17'7" x 8'1" (5.4m x 2.5m)

With an up and over door, power and lighting.

### Outside

To the front of the property is a driveway leading to the garage. To the rear is an enclosed garden with a lawn and patio, surrounded by shrubs and trees.

### Agents

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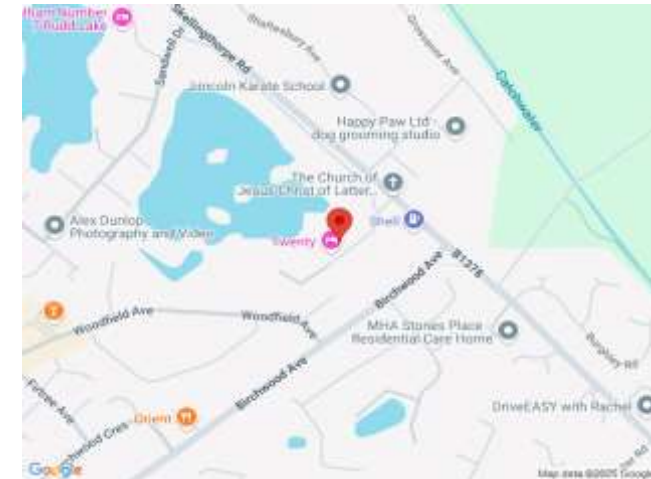








# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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