



Marrat Close, Lincoln



4



3



3

£399,950



Key Features

- Well Presented Detached House
- Four Bedrooms
- Landscaped Gardens
- Driveway & Garage
- 18ft Lounge
- Snug
- EPC rating C
- Freehold





An immaculately presented FOUR BEDROOM detached home, perfectly positioned within easy reach of Uphill Lincoln. Just a short stroll from local shops, doctors, and highly regarded schools, this superb property combines modern family living with everyday convenience.

The property offers entrance hall, 18ft lounge, newly fitted kitchen with integrated appliances, snug, dining room, utility room and WC to the ground floor. To the first floor there is four double bedrooms with en-suite to the main and family bathroom. Outside the property is equally well presented with a block paved drive and landscaped garden to the front and to the rear there is a private garden with multiple patios, raised decking area and lawned garden. The property also benefits from a single integral garage.

Entrance Hall

External door to front elevation, radiator and stairs to first floor.

Lounge 6.41m x 3.52m (21'0" x 11'6")

Bay window to front elevation, feature fireplace and radiator.

Kitchen 4.4m x 3.04m (14'5" x 10'0")

Window to rear elevation and fitted with a range of modern wall and base units with worktops over, integrated double oven, integrated four ring gas hob with extractor over, integrated fridge freezer, integrated dishwasher, integrated wine cooler and radiator.

Family Room 2.93m x 3.04m (9'7" x 10'0")

Patio doors to rear elevation and radiator.

Dining Room 2.93m x 2.96m (9'7" x 9'8")

Patio doors leading to conservatory and radiator.

Conservatory 3.04m x 2.96m (10'0" x 9'8")

Patio doors to rear elevation, windows to all side and wall mounted heater.

Utility Room 1.69m x 3.04m (5'6" x 10'0")

External door to side elevation and fitted with a range of wall and base units with plumbing for washing machine and space for tumble dryer.

WC 1.97m x 1.07m (6'6" x 3'6")

Fitted with low level WC and corner wash hand basin.

Landing

Access to loft

Bedroom One 4.1m x 4.7m (13'6" x 15'5")

Dual windows to front elevation, fitted wardrobes and radiator

En-Suite

Window to front elevation and fitted with shower cubicle, low level WC, wash hand basin and radiator.

Bedroom Two 4.44m x 3.52m (14'7" x 11'6")

Window to rear elevation and radiator.

Bedroom Three 4.6m x 3.04m (15'1" x 10'0")

Window to front elevation, fitted wardrobes and radiator.

Bedroom Four 3.94m x 3.04m (12'11" x 10'0")

Window to rear elevation and radiator.

Bathroom 3.33m x 2.48m (10'11" x 8'1")

Window to rear elevation and fitted with panel bath, low level WC, wash hand basin and radiator.

Outside

To the front of the property there is a block paved driveway for two cars and landscaped lawn. To the rear of the property there is a enclosed landscaped garden with multiple patio areas, raised decking area and lawned garden.



Garage 18m x 10m (59'1" x 32'10")

Roller door, power, lighting and boiler.

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.





GROUND FLOOR
1034 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 1865 sq.ft. (173.3 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 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 Metroplan 5.0/2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		