



Parklands Avenue, Nocton

Lincoln, Lincolnshire, LN4 2BF

£465,000



Immaculately presented throughout in a sought after cul de sac location this executive detached house has been enhanced and upgraded from its original high specification to now feature accommodation comprising of 21ft lounge, 23ft conservatory, kitchen diner with built in appliance and centre island with granite worktop, cinema room, study, utility, downstairs cloakroom, four double bedrooms, refitted bathroom and master en suite by Palmers of Lincoln and the addition of a second en suite shower room to bedroom two. Outside there are private landscaped gardens with a gravelled driveway leading to an integral double garage with electric vehicle charge point. The property benefits from oil fired central heating and upvc double glazing.

Entrance



The property is entered via a partly glazed door to the front elevation leading into the entrance hall with tiled floor, radiator, telephone point and stairs to first floor landing.

Cloakroom

With window to the front elevation, radiator, low level wc and pedestal hand basin.

Lounge

20'10 x 10'1 (6.35m x 3.07m)



With french doors to the garden, french doors into the conservatory, log burner set within a recessed fireplace, tv point and door through to kitchen.

Cinema Room

14'5 x 13'2 (4.39m x 4.01m)



With bay window to the front elevation, radiator and glazed double door through to lounge.

Conservatory

22'7 x 11'1 (6.88m x 3.38m)



Brick based construction with upvc windows.

Study

10'10 x 7'8 (3.30m x 2.34m)

With window to the front elevation and radiator.

Kitchen Diner

19'6 x 13'5 (5.94m x 4.09m)



With windows and glazed door to the garden, tiled floor, extensive range of base and eye level units with walnut worktop, integrated appliances including twin eye level electric ovens, steam oven, microwave, dishwasher, sink, splashback, centre island with granite worktop, built in electric hob with stainless steel extractor.

Utility

7'6 x 5'1 (2.29m x 1.55m)

With half glazed upvc door to the rear elevation, tiled flooring, base and eye level units with worktop, stainless steel sink, plumbing for washing machine and space for tumble drier.

First Floor Landing



With return staircase from the entrance hall with window to the front elevation, radiator, airing cupboard and loft access.

Bedroom 1

22'7 x 17'11 (6.88m x 5.46m)



With windows to front and rear elevations, radiator, dressing area with fitted wardrobes and door through to en suite shower room.

En Suite Shower Room 1

9'9 x 5'5 (2.97m x 1.65m)



With window to the rear elevation, towel rail, double shower enclosure, wall hung wash basin, wc and fully tiled walls and flooring.

Bedroom 2

16'11 x 13'1 (5.16m x 3.99m)



With window to the rear elevation, radiator and door through to the en suite shower room.

En Suite Shower Room 2

6' x 5'9 (1.83m x 1.75m)



With window to the side elevation, towel rail, corner shower cubicle, pedestal wash basin, wc, fully tiled walls and flooring.

Bedroom 3

14' x 13'1 (4.27m x 3.99m)



With window to the front elevation and radiator.

Bedroom 4

11'7 x 10'6 (3.53m x 3.20m)

With window to the rear elevation and radiator.

Bathroom

11' x 8' (3.35m x 2.44m)



With window to the front elevation, towel rail, double ended bath, double shower enclosure, vanity unit with wash basin, wc, fully tiled walls and flooring.

Outside



The property is enclosed by a mature hedge with a gravelled drive giving off street parking leading to an integral double garage. Gated access leads to the side of the property where there is a screened bin store and oil tank. To the rear of the property the garden is enclosed by further mature hedging, a paved patio and planting with the remainder laid to lawn.

Garage

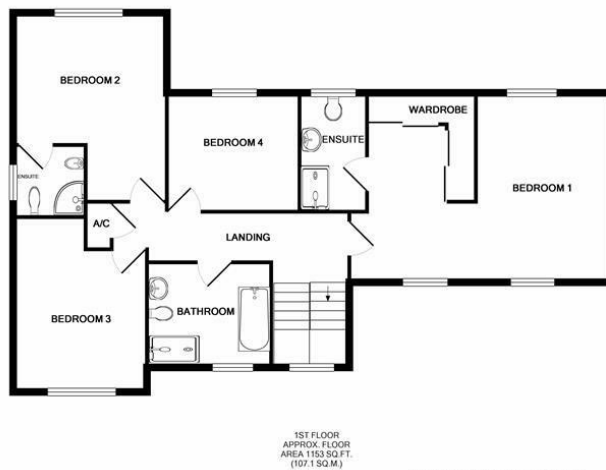
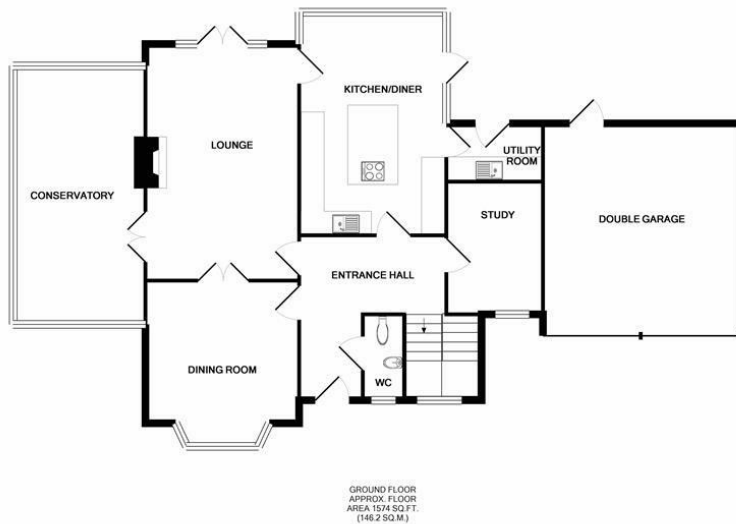
18'8 x 16'8 (5.69m x 5.08m)



With two up and over doors with rear personal door, power and light connected with electric vehicle charge point.

Agents 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.



PARKLANDS AVENUE, NOCTON, LN4 2BF
TOTAL APPROX. FLOOR AREA 2726 SQ.FT. (253.3 SQ.M.)
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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 Metropix i2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



t: 01522516590 e: lincoln@newtonfallowell.co.uk

www.newtonfallowell.co.uk