



Lincoln Road, Sleaford
£635,000



4



4



2

Freehold

 4  4  2

Key Features

- Executive Detached Home
- Four Double Bedrooms
- High Specification
- Open Plan Living
- Underfloor Heating
- Landscaped Front and Rear Gardens
- EPC Rating B
- Council Tax Band F





Located on a private development of four properties is this Immaculately Presented High Specification Four Double Bedroom Detached Family Home.

On a generous sized plot with landscaped front and rear gardens, the property itself offers beautifully presented generous sized rooms throughout with an Open Plan Lounge/Kitchen/Diner with a vaulted ceiling, separate large lounge with feature fire place, Fourth Bedroom/Home Office downstairs with its own En Suite, Three Bedrooms upstairs, the Master with a Dressing room and large En Suite, 2nd Bedroom also with an En-Suite and a separate large four piece Family Bathroom.



Benefiting from underfloor heating to the ground floor, a modern finish throughout whilst still providing a homely feel leads to a viewing being highly recommended and the only way to fully appreciate the property on offer.

Entrance Hall

With engineered oak flooring, composite part glazed Entrance Door and stairs leading to 1st floor.

Lounge

3.87m x 6.95m (12'8" x 22'10")
With feature fire place with fitted flu for log burner, air conditioning unit, French doors leading to rear garden, engineered oak flooring, TV point and window to front aspect.



Open Plan Kitchen Diner Family Area

4.00m x 3.90m (13'1" x 12'10")

The kitchen area (measuring 5.05m L x 3.80m W) offers a range of base and eye level units with Quartz work surface over, tiled flooring, inset double sink with mixer tap and drainer, integrated eye level oven, integrated eye level microwave/grill, warming drawer, integrated fridge freezer, integrated dishwasher, central island with quartz worktop and four ring induction hob with extractor hood over, space for American Style Fridge freezer, windows to rear and side aspect and opening through to;

Dining Area (measuring 3.89m L x 4.00m W), with engineered oak flooring, TV point and opening through to;

Family/Lounge area (measuring 5.09m L x 4.34m W), with continued engineered flooring, vaulted ceiling with velux windows, large floor to ceiling windows overlooking the rear garden, bi-fold doors leading to side patio area and two windows to side aspect.

Utility Room

2.14m x 1.74m (7'0" x 5'8")

With continued tiled flooring from the Kitchen, with a range of base and eye level units with worksurface over, sink with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer and part glazed door to side.

Cloakroom

With hand wash basin, low level wc and window to side aspect.

Bedroom Four/Office

3.74m x 3.24m (12'4" x 10'7")

Currently used as an office with laminate flooring, TV point and window to side aspect.





En Suite to Bedroom Four

Modern Three piece suite comprising walk in double electric shower, hand wash basin set in vanity unit with cupboards under, low level wc, tiled flooring and extractor fan.

Landing

With stairs taken from Entrance Hall, large storage cupboard and access to loft.

Bedroom One

5.90m x 5.39m (19'5" x 17'8")

With air conditioning unit, TV point, access through to dressing room (measuring 2.45m W x 2.77m L), window to side and radiator.

En Suite

Three piece suite comprising walk in mains fed shower with rain effect head over, large hand wash basin with storage under, low level wc, heated towel rail, tiled flooring, window to rear aspect and extractor fan.

Bedroom Two

3.90m x 2.75m (12'10" x 9'0")

With built in wardrobes, TV point, window to front aspect and radiator.

En Suite to Bedroom Two

Three piece suite comprising mains fed shower cubicle, hand wash basin, low level wc, velux window to front aspect, extractor fan and radiator.

Bedroom Three

3.90m x 3.42m (12'10" x 11'2")

With built in wardrobes, TV point, window to rear aspect and radiator.

Family Bathroom

Four piece suite comprising rolltop bath, double walk in mains fed shower with rain effect head, large hand wash basin with storage under, low level wc,



tiled flooring, velux window to rear aspect, extractor fan and two heated towel rails.

Double Garage

6.45m x 5.89m (21'2" x 19'4")

With two electric garage doors, housing the boiler, access to loft space, part glazed door to side and window to front aspect.

Outside

Located on a development of only four properties with a tarmac driveway from the main road, a brick wall dwarf wall to front with a large gravel driveway, further areas laid to lawn with decorative flowers and shrubbery, both sides of the property offer access to the rear garden.

The beautifully landscaped rear garden is a real attraction of the property, offering a patio area from leading from the open plan lounge/kitchen area, further area laid to lawn with a 2nd section laid to lawn separated by flowers and shrubbery. To the side is a fenced off section providing a storage area, further area for flowers and shrubbery.

Agents Note

These are draft particulars awaiting vendor approval. 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.

Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34





Floorplan

GROUND FLOOR
1716 sq.ft. (159.4 sq.m.) approx.



1ST FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA: 2796 sq.ft. (259.7 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.
Made with Metropix ©2024



Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk