



Riseholme Lane, Riseholme, Lincoln, LN2 2LD



welcome to

Riseholme Lane, Riseholme, Lincoln

Early viewing is essential for this spacious and modernised detached home situated within a sought after village location. Boasting field and cathedral views to the rear, three generous double bedrooms, open plan living and ample off road parking.



Entrance Hall

With obscured double glazed window to the front, stairs rising to the first floor and radiator.

Kitchen/Dining/Living Space

38' 4" x 10' 9" (11.68m x 3.28m)

With double glazed windows to the rear and side, double glazed double doors opening to the rear garden, a modern fitted Wren kitchen in a range of wall and base units with work surfaces, space for American fridge freezer, space for dishwasher, integral oven, gas hob with extractor fan over and tiled splashback, one and a half bowl sink and drainer, vinyl and carpet flooring and inset ceiling lights.

Bedroom Two

13' 11" x 11' 10" (4.24m x 3.61m)

With double glazed window to the front, built in Wren wardrobe, carpet flooring and radiator.

Bedroom Three

11' x 13' 10" (3.35m x 4.22m)

With double glazed window to the front, carpet flooring and radiator.

Bathroom

With obscured double glazed window to the side, bath with shower fitted over, wc, wash hand basin, heated towel rail, part tiling to the walls and laminate flooring.

Integral Garage

With vinyl flooring, separate wc and opening to:-

Utility Room

9' 10" x 9' 3" (3.00m x 2.82m)

With double glazed window to the rear, a range of fitted units, stainless steel sink and drainer, vinyl flooring, space for washing machine, space for dryer and water softener system.

Sun Room

7' 1" x 9' 3" (2.16m x 2.82m)

Of a quarter brick and uPVC construction with door opening to the rear garden.

Bedroom One

17' 6" max x 34' 8" max (5.33m max x 10.57m max)

With two double glazed windows to the rear, skylight to the rear, two radiators and carpet flooring.

En Suite

With wc, wash hand basin, shower, tiling to the floor, part tiling to the wall and extractor fan.

Outside

Property is accessed via driveways to both the left and right side providing ample off road parking for numerous vehicles with an area of lawn and hedging to the front, access to the front door, access to the garage and gated side access to the rear garden. The generous fully enclosed rear garden boasts beautiful field and cathedral views with a spacious patio area ideal for seating and entertaining, steps leading down to an area of lawn, a covered barbecue area providing space for outdoor cooking and dining, and a range of trees and shrubs.



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welcome to

Riseholme Lane, Riseholme, Lincoln

- WELL PRESENTED & MODERN DETACHED HOME
- THREE GENEROUS DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING/LIVING
- WATER SOFTENER SYSTEM
- CATHEDRAL & FIELD VIEWS TO THE REAR

Tenure: Freehold

EPC Rating: E

Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LCR123274 - 0003

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william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk