NEWTON FALLOWELL



Helsby Road, Lincoln

4 2 2

£239,950

- Detached House
- No Onward Chain
- Four Bedrooms
- Sought After Location
- Garage & Driveway
- Down Stairs Shower Room & Upstairs Bathroom
- Tenure: Freehold
- EPC Rating D







FOUR BEDOOM Detached House located in the popular Brant Road area. Perfectly positioned within walking distance of the local shops, school, doctors and a host of other amenities.

The accommodation of offer comprises Entrance Hall, Lounge, Dining Room, Kitchen, Shower Room, Utility and Conservatory to the ground floor. To the first floor there are Four Bedrooms and a Bathroom. Externally the property offers driveway with room for two cars leading to a single garage and to the rear of the property there is an enclosed lawned garden with patio. The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

Entrance Hall
With window to the front aspect, entrance door, access to storage cupboard and stairs to the first floor.

Shower Room 8'3" x 5'9" (2.5m x 1.8m)
With a window to the front aspect, low level wc, wash hand basin, enclosed shower and radiator.

Lounge
With french doors to the conservatory, fireplace and radiator









Dining Room 9'5" x 9'1" (2.9m x 2.8m)
With doors to Utility and opening to the kitchen and radiator.

Kitchen 11'11" x 9'1" (3.6m x 2.8m)
With window to front elevation, fitted with a range of wall and base units, storage cupboard, sink with drainer unit, electric oven, four ring electric hob, space and plumbing for a dishwasher and door leading to the rear garden.

Utility Room 12'0" x 7'11" (3.7m x 2.4m)
With windows to the rear and side aspects and door leading to the rear garden, space and plumbing for washing machine and tumble dryer.

Conservatory 12'7" x 12'1" (3.8m x 3.7m)
With windows to the rear and side aspect and french doors leading to the rear garden.

Landing
With stairs to the ground floor and airing cupboard.

Bedroom One 11'11" x 10'1" (3.6m x 3.1m)
With a window to the rear aspect, fitted wardrobes and radiator.

Bedroom Two 8'8" x 11'3" (2.6m x 3.4m)
With a window to the rear aspect and radiator.

Bedroom Three 9'6" x 7'5" (2.9m x 2.3m)
With a window to the front aspect and radiator.

Bedroom Four 6'7" x 8'3" (2m x 2.5m)
With a window to the front aspect and radiator.

Shower Room 5'10" x 5'8" (1.8m x 1.7m)
With a window to the side aspect, low level wc, wash hand basin, enclosed shower and radiator.

Outside

To the front of the property there is a gravel garden and driveway leading to a detached single garage. To the rear of the property there is an enclosed lawned garden with patio.

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.



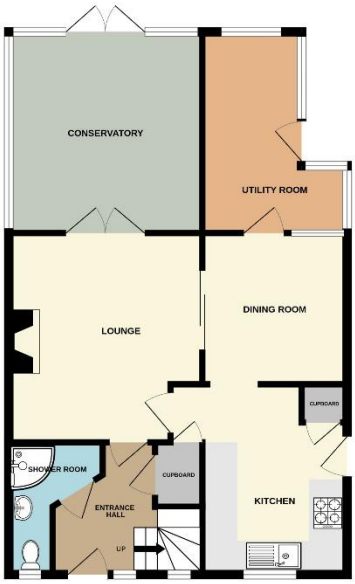






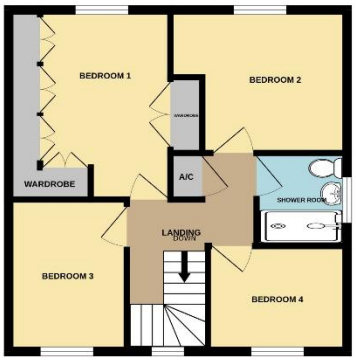


GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.





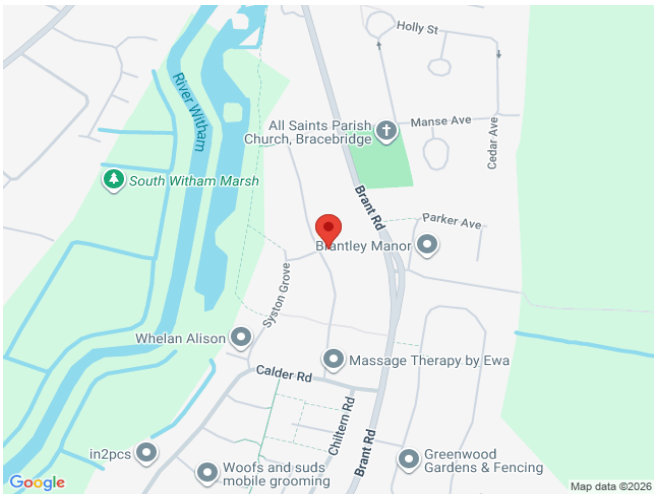
1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



HELSBY ROAD, LINCOLN, LN5 8TQ

TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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.
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