



Bristol Drive, Lincoln



£250,000

- Semi-Detached House
- Three Bedrooms
- Lounge & Dining Room
- No Onward Chain
- Shower Room & Family Bathroom
- Single Garage and Driveway
- Enclosed Rear Garden
- EPC Rating D



Well Presented THREE BEDROOM Semi-Detached House located in the Boutham Park Area. Perfectly positioned within walking distance of Boutham Park, the local Schools, Shops, Doctors and a host of other amenities. The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation of offer comprises Entrance Hall, Lounge, Dining Room, Kitchen and Shower Room to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally to the front there is a driveway leading to a Detached Single Garage and lawned garden. To the rear of the property there is an enclosed lawned garden and large patio area.

Entrance Hall

With entrance door to the front aspect and stairs to the first floor.

Lounge 12'10" x 14'0" (3.9m x 4.3m)

With window to the front aspect, understairs cupboard, electric fireplace and radiator.

Dining Room 14'0" x 11'3" (4.3m x 3.4m)

With french doors leading to the rear garden and radiator.



Kitchen 15'11" x 7'1" (4.9m x 2.2m)

With a window to the side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, integrated dishwasher, oven and hob with extractor hood.

Wet Room 3'0" x 7'1" (0.9m x 2.2m)

With window to the rear aspect, low level WC and shower.

Landing

With stairs to the ground floor.

Bedroom One 12'10" x 9'5" (3.9m x 2.9m)

With window to the front aspect, fitted wardrobe and radiator.

Bedroom Two 9'0" x 9'5" (2.7m x 2.9m)

With window to the rear aspect and radiator.

Bedroom Three 10'1" x 6'5" (3.1m x 2m)

With window to the front aspect and radiator.

Bathroom

With window to the side aspect, low level wc, wash hand basin, bath with shower over and radiator.

Outside

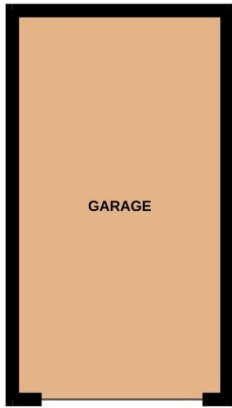
With lawned garden, driveway leading to the single garage and access to the entrance door. To the rear of the property is an enclosed garden with lawn, patio and mature shrub.

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.



GARAGE
160 sq.ft. (14.9 sq.m.) approx.



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



BRISTOL DRIVE, LINCOLN, LN6 7UE

TOTAL FLOOR AREA : 856 sq.ft. (79.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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