



Manor Leas Close, Lincoln



£300,000

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Family Bathroom & Downstairs WC
- Sought After Location
- Breakfast Kitchen & Dining Room
- Tenure: Freehold
- EPC Rating B



Well presented FOUR BEDROOM Semi-Detached House located in a sought after area of Lincoln. With easy access to both Lincoln and North Hykeham and the host of amenities they offer including primary schools, secondary schools, supermarkets, doctors surgery, pubs and restaurants.

The accommodation on offer comprises Entrance Hall, Breakfast Kitchen, Lounge, Dining Room, Playroom and WC to the ground floor. To the first floor there are Four Bedrooms and Family Bathroom. Externally the property offers a block paved driveway with room for two cars to the front and to the rear of the property there is an enclosed garden with artificial grass, patio area and garden bar.

The property also benefits from Solar Panels with Battery Storage, Warm Air Central Heating and uPVC Double Glazing throughout.

Entrance Hall

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



Lounge 12'10" x 12'0" (3.9m x 3.7m)

With window to the front aspect, fireplace, opening to the dining room.

Dining Room 10'2" x 7'11" (3.1m x 2.4m)

With bi fold doors to the rear garden.

Kitchen 11'6" x 15'4" (3.5m x 4.7m)

With window to the rear aspect and door leading to the rear garden. Fitted with a range of eye and base level units with worktops over, access to storage cupboard cooker oven and hob with extractor over and sink with drainer unit.

Play Room 15'8" x 7'0" (4.8m x 2.1m)

With access to the downstairs WC and radiator.

Landing

With stairs to the ground floor.

Bedroom One 13'6" x 14'7" (4.1m x 4.4m)

With windows to the front aspect and radiator.

Bedroom Two 12'8" x 8'9" (3.9m x 2.7m)

With window to the front aspect.

Bedroom Three 10'1" x 7'7" (3.1m x 2.3m)

With window to the rear aspect.



Bedroom Four 8'6" x 8'9" (2.6m x 2.7m)

With window to the rear aspect.

Bathroom 5'6" x 6'7" (1.7m x 2m)

With window to the rear aspect, low level WC, wash hand basin, panelled bath with shower over.

Outside

To the front of the property is a driveway for two cars and entrance door.

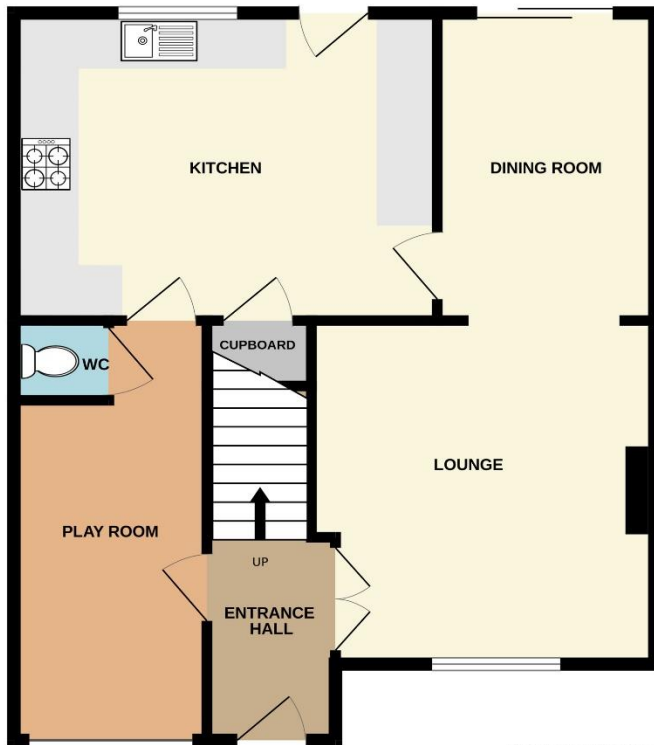
To the rear of the property is an enclosed garden with artificial grass patio area and garden bar.

Agents Note

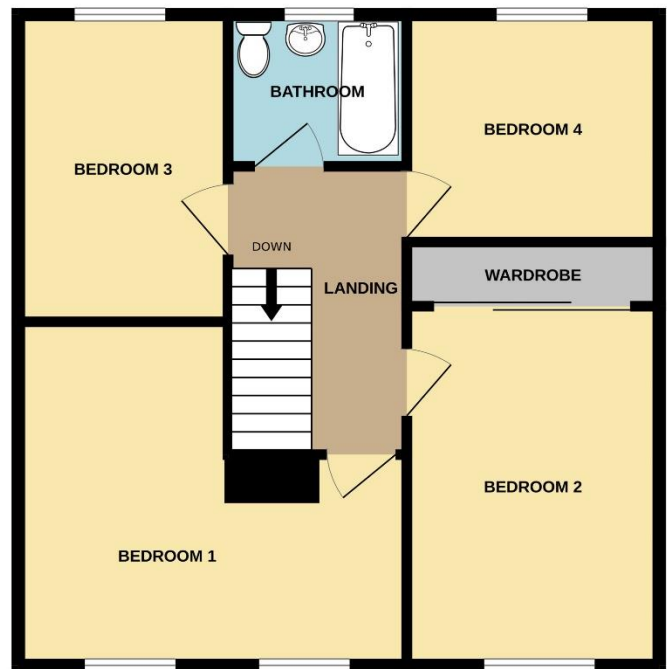
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GROUND FLOOR
595 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



MANOR LEAS CLOSE, LINCOLN, LN6 8DE

TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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