



- Three Story Town House
- Popular Residential Location
- Excellent Local Amenities
- Close To Carlton Academy

- 3 Bedrooms & 3 Bathrooms
- 15'5" Lounge & 15'5" Kitchen Diner
- Driveway & Garage
- South-Facing Garden

Padley Road, Carlton Boulevard, LN2 4WB,
£245,000





THREE BEDROOMS AND THREE BATHROOMS! Located within the popular Carlton Boulevard area of Lincoln, within easy walking distance of a wide range of amenities and the highly regarded Carlton Academy is this spacious three storey town house on Padley Road. Accommodation briefly comprises entrance hallway, ground floor bedroom (also suitable as a home office) with adjacent shower room, utility room, first floor lounge with Juliette balcony, 15'5 kitchen diner and two bedrooms to the second floor - both with ensembles. Outside the property has a block paved driveway with space for two cars, integral single garage and a fully enclosed south west facing garden to the rear. Call today to view! Council tax band: C. Freehold.



Entrance Hallway

Having front entrance door, storage cupboard, door leading into garage and stairs rising to first floor.

Bedroom/Home Office

8' 11" x 7' 9" (2.72m x 2.36m)

Having radiator.

Shower Room

Having 3 piece suite comprising shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, laminate wood effect flooring, radiator, part tiled walls and extractor.

Utility Room

7' 9" x 6' 0" (2.36m x 1.83m)

Having single drainer sink unit with mixer taps over and tiled splash backs with base unit beneath, plumbing for washing machine, space for tumble dryer, tiled effect vinyl flooring, radiator, central heating boiler, extractor and door to garden.

First Floor Landing

Having radiator and stairs rising to second floor.

Lounge

15' 8" max x 15' 5" (4.77m x 4.70m)

Having radiator, coved ceiling and French doors with Juliette balcony leading to front aspect.

Kitchen Diner

15' 5" max x 13' 0" max (4.70m x 3.96m)

Having a range of matching wall and base units, corner display shelving, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, plumbing for dishwasher, space for additional appliances, tiled effect vinyl flooring and radiator.

Second Floor Landing

Having access to loft.

Master Bedroom

15' 5" x 10' 0" max (4.70m x 3.05m)

Having radiator and airing cupboard housing hot water storage.

En-Suite

Having 3 piece suite comprising shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, radiator, part tiled walls and extractor.

Bedroom 2

15' 5" max x 13' 10" max (4.70m x 4.21m)

Having radiator.

En-Suite

Having 3 piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level WC, vinyl flooring, radiator, part tiled walls and extractor.

Outside Front

To the front of the property is a lawned garden area and block paved driveway with space for 2 vehicles giving access to garage, brick built outbuilding, storm porch with outside lighting leading to front entrance door. Gate at side leading to rear garden.

Garage

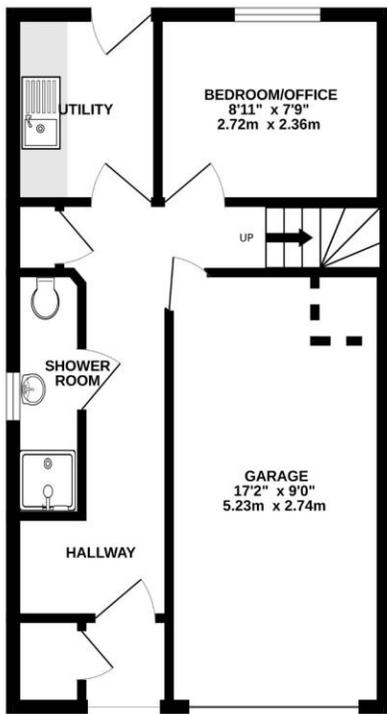
17' 2" max x 9' 0" (5.23m x 2.74m)

Having roller shutter door, power and light. Door leading into entrance hallway.

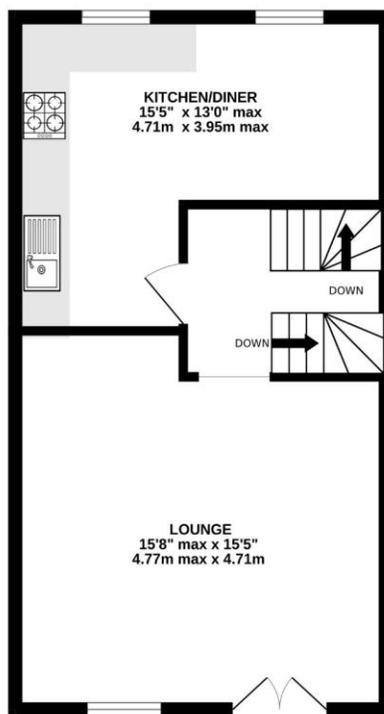
Outside Rear

To the rear of the property is a fully enclosed south-west facing garden comprising lawn with raised timber decking area, outside lighting and gate leading to side.

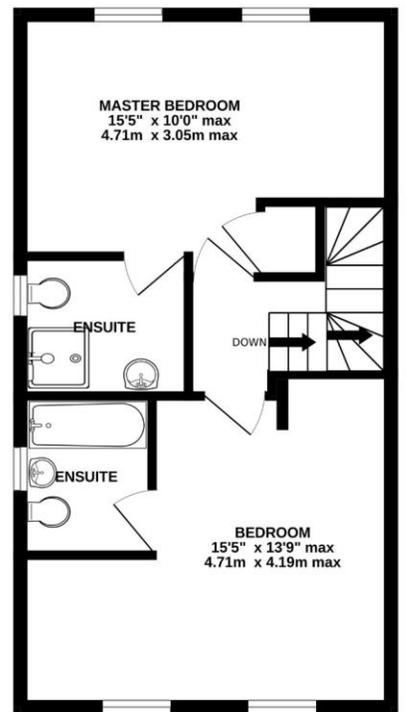




GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

TOTAL FLOOR AREA: 1325 sq.ft. (123.1 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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