



Hawthorn Chase, Lincoln



£210,000

- Semi-Detached House
- Three Bedrooms
- Fully Renovated
- Garage & Driveway
- Popular Location
- Kitchen Diner
- Freehold
- EPC rating D



Well presented THREE BEDROOM Semi-Detached house located in the popular uphill location of Hawthorn Chase. Perfectly position within walking distance of the local Shops, Supermarkets, Schools and other amenities. The property has been fully renovated by the current owner and benefits from Gas Central Heating and uPVC Double Glazing throughout.

The accommodation on offer comprises Entrance Hall, Kitchen Diner with integrated appliances and Lounge to the ground floor. To the first floor there are Three Bedrooms and Family Shower Room. Outside the property to the front there is a communal green space with path leading to the front door. To the rear of the property there is a Single Detached Garage with driveway and an enclosed lawned garden with patio area.

Entrance Hall

10'4" x 6'3" (3.1m x 1.9m)

External door to front aspect, stairs to first floor and radiator.

Lounge

18'1" x 10'7" (5.5m x 3.2m)

Window to front aspect and radiator.



Kitchen Diner

19'7" x 9'10" (6m x 3m)

External door, patio doors and window to rear aspect. Fitted with a range of modern wall and base units with worktops over, sink with drainer, single electric oven, four burner gas hob with extractor over, integrated dishwasher, space and plumbing for washing machine, space for USA fridge freezer, storage cupboard and radiator.

Landing

Window to side aspect, airing cupboard and access to roof space.

Bedroom One

13'1" x 11'3" (4m x 3.4m)

Window to rear aspect, fitted wardrobes and radiator.

Bedroom Two

9'2" x 8'10" (2.8m x 2.7m)

Window to front aspect and radiator.

Bedroom Three

10'5" x 6'1" (3.2m x 1.9m)

Window to rear aspect and radiator.

Shower Room

8'10" x 5'10" (2.7m x 1.8m)

Window to rear aspect and fitted with low level WC, wash hand basin, walk in shower with rainfall shower unit, extractor and radiator.

Outisde

To the front of the property is a lawned garden with access to the rear garden to the side. To the rear is an enclosed lawned garden with access to the single garage and a parking space.

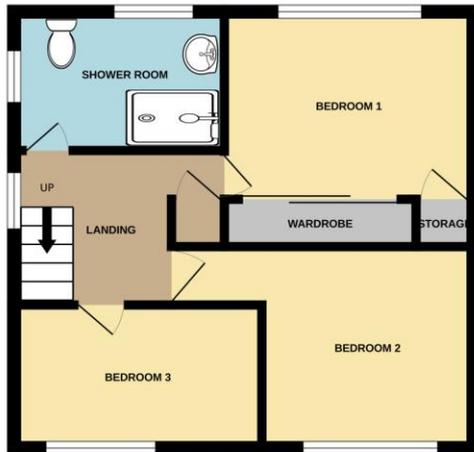
Agents Note

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Floorplan

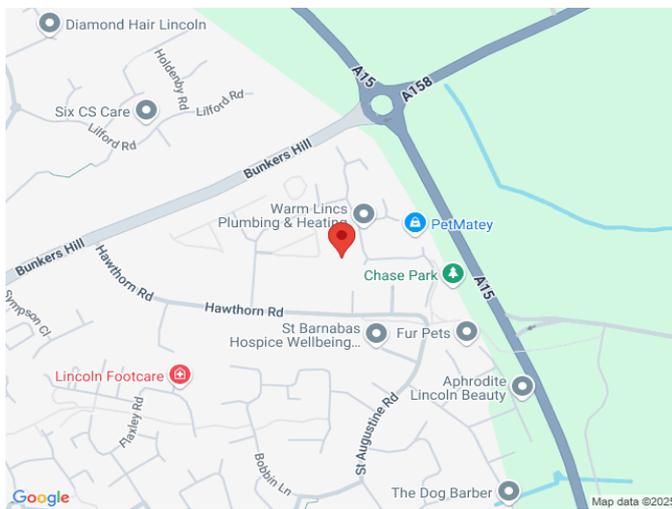
1ST FLOOR



GROUND FLOOR



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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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