NEWTON FALLOWELL



Mulberry House Abbottsford Way, Lincoln

4 3 2

£500,000

- Detached House
- Four Double Bedrooms
- Two Ensuites, Family Bathroom & Downstairs WC
- Sought After Location
- Gated Driveway and Garage
- GCH & uPVC Doiuble Glazing
- Freehold
- EPC Rating B







A beautifully presented and spacious four bedroom Detached family house, ideally situated on the highly sought after Abbottsford Way. This impressive property boasts two generous reception rooms, two en-suite bedrooms, a private gated driveway and well maintained enclosed gardens, offering versatile and spacious accommodation perfectly suited to modern family living.

Ideally positioned within walking distance of a range of local amenities, including shops, schools, parks and recreational facilities. The property enjoys a convenient yet desirable residential setting. Further enhancing its appeal is its location within the catchment area of the highly regarded LSST, subject to current admissions criteria.

Combining generous living space, an enviable location and excellent family friendly features, this wonderful home is a fantastic opportunity for those seeking both comfort and convenience.

The accommodation on offer comprises Entrance Hall, Cloakroom WC, Open Plan Kitchen Dining Living Area, Utility and Lounge to the ground floor. To the first floor there are Four Bedroom with En-suite to Bedroom One and Two and Family Bathroom. Externally the property offers a gated driveway with room for up to six cars leading to a single integral garage. To the side and rear there is a lawned garden with patio.













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

WC
6'1" x 4'1" (1.9m x 1.2m)
Fitted with a low level wc, wash hand basin, radiator and underfloor heating.

Kitchen Diner
9'7" x 8'4" (2.9m x 2.5m)
With a window to the front aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, double oven, hob with extractor, dishwasher and underfloor heating.

Snug
11'7" x 9'7" (3.5m x 2.9m)
With a window to the side aspect. Bi-folding doors to the rear aspect leading to the rear garden and underfloor heating.

Lounge
20'5" x 12'2" (6.2m x 3.7m)
With bi-fold doors to the side aspect, a window to the rear aspect, fireplace and underfloor heating.

Utility Room
7'0" x 5'5" (2.1m x 1.7m)
Fitted with base units with worktops over, sink with drainer unit, personal door leading to the garage, space, plumbing for a washing machine and underfloor heating.

Landing
With a window to the front aspect, stairs to the ground floor and access to storage.

Bedroom One
20'11" x 13'7" (6.4m x 4.1m)
With a window to the front aspect, radiator and access to the en-suite and radiator.

En-Suite
With a window to the front aspect, fitted with a low level wc, wash hand basin, shower and radiator.

Bedroom Two
16'2" x 11'0" (4.9m x 3.4m)
With a window to the front aspect and radiator.

En-Suite
With velux windows, fitted with a low level wc, wash hand basin, shower and radiator.

Bedroom Three
13'10" x 9'5" (4.2m x 2.9m)
With a window to the side aspect and radiator.

Bedroom Four
11'2" x 7'7" (3.4m x 2.3m)
With a window to the rear aspect and radiator.

Bathroom
9'9" x 5'8" (3m x 1.7m)
With a window to the side aspect, fitted with a low level wc, wash hand basin, panelled bath with shower over and radiator.

Garage
With an electric up and over door, power and lighting and a personal door to the side aspect leading to the utility room.

Outside
To the front of the property there is a gated driveway with room for up to six cars leading to the integral single garage. To the rear and side of the property here is a lawned garden and flagstone patio.















Agents Note

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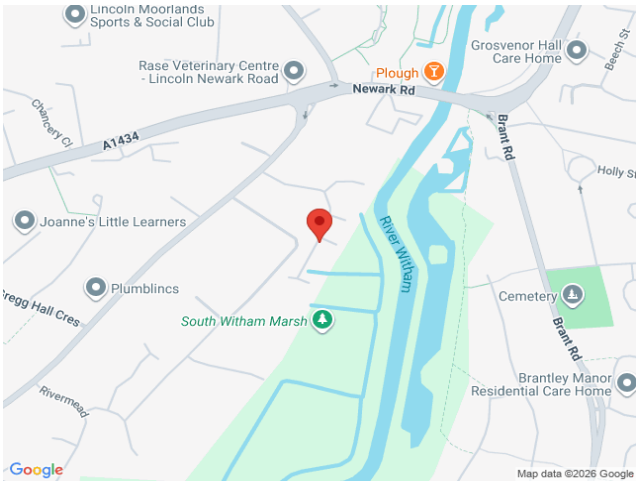
Floorplan

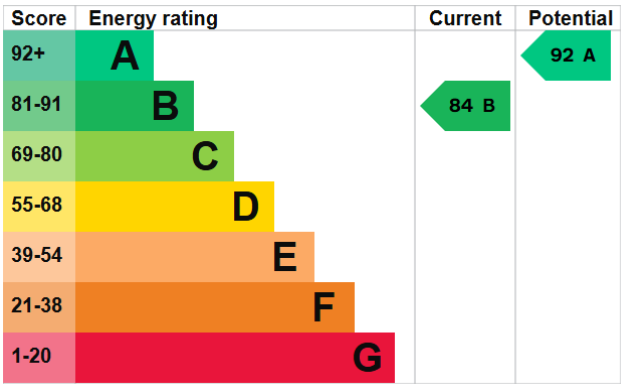


FLOOR PLAN

TOTAL FLOOR AREA : 1638 sq.ft. (152.2 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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