



- Modern Detached House
- 4 Bedrooms & 2 Bathrooms
- Stylish Kitchen Diner
- Lounge With Feature Media Wall

- Utility Room & Downstairs WC
- Fitted Air Conditioning
- Landscaped Garden
- Driveway Parking & Single Garage

Long Holt Close, Carlton Boulevard, LN2 4ZP
£338,000





Starkey&Brown is delighted to represent this modern 4 bedroom detached family home situated within the Carlton Boulevard area of Lincoln. Built in 2022 has undergone a programme of additional upgrades with living accommodation stretching over 2 floors.

The ground floor comprises entrance hall leading into a lounge measuring 15'9" with an impressive media wall with electric fireplace and double doors leading into an open plan kitchen diner. The kitchen diner has been finished with porcelain tiled flooring which runs all the way through to the utility room, with the kitchen also having a range of fitted kitchen appliances and patio doors overlooking the rear garden and breakfast bar arrangement. The utility room provides space for laundry appliances as well as access to a downstairs WC.

Rising to the first floor are 4 generous bedrooms with the master featuring wood panelling and access to a private en-suite shower room, the 3 further bedrooms benefit from the use of a 3 piece family bathroom suite. Externally the home comes with a generous rear garden which is landscaped and designed for entertaining and relaxing with guests.

To the front of the property there is driveway parking for a minimum of 2 vehicles and access to a single garage.

Further benefits of the property includes gas central heating, uPVC double glazing, NHBC build guarantee as well as having air conditioning for hot and cold temperatures.

Long Holt Close is sought after due to it's growing community and access to fantastic amenities, these include retailers and shopping outlets at the Carlton Boulevard shopping complex, schooling at primary level with the Lincoln Carlton Academy being within walking distance, Lincoln County Hospital and quick access to A46 and a regular bus service to and from the Cathedral city of Lincoln.

For more information or to arrange a viewing. Contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hall

Composite front door entry to front aspect, tiled flooring, digital thermostat, radiator and access into:

Lounge

15' 9" x 11' 0" max (4.80m x 3.35m)

Having a media wall with feature electric fireplace, radiator and double doors leading into:

Kitchen Diner

18' 4" x 10' 3" (5.58m x 3.12m)

Having a range of base and eye level units with counter worktops, integral appliances such as oven with 4 ring hob and extractor hood over, integral dishwasher, sink and drainer unit, separate fridge and freezer, uPVC double glazed window to rear aspect, porcelain tiled flooring, French doors leading onto rear garden, understairs storage cupboard, radiator and fitted air conditioning for hot and cold temperatures. Access into:

Utility Room

7' 1" x 5' 3" (2.16m x 1.60m)

Having a range of storage units, space and plumbing for appliances, wall mounted gas central heating Logic combination boiler, porcelain tiled flooring, radiator and external door leading onto rear garden. Access to:

Downstairs WC

5' 3" x 2' 11" (1.60m x 0.89m)

Having porcelain tiled finish, corner hand wash basin unit, low level WC, uPVC double glazed obscured window to rear aspect and radiator.

First Floor Landing

Having storage cupboard with shelving for laundry and loft access with insulation. Access to bedrooms and bathroom.

Master Bedroom

14' 5" max x 10' 3" (4.39m x 3.12m)

Having uPVC double glazed window to front aspect, storage above stairs, radiator and feature wood panelling.

En-Suite

5' 11" x 5' 1" (1.80m x 1.55m)

Having shower cubicle with tiled floor and surround, pedestal hand wash basin unit, low level WC, uPVC double glazed obscured window to side aspect and extractor unit.

Bedroom 2

12' 4" x 9' 4" (3.76m x 2.84m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 3

9' 6" x 9' 3" (2.89m x 2.82m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 4

9' 8" x 7' 3" (2.94m x 2.21m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

6' 4" x 6' 10" (1.93m x 2.08m)

Having 3 piece suite comprising panelled bath with showerhead over, low level WC, pedestal hand wash basin, extractor unit, radiator and uPVC double glazed obscured window to rear aspect.

Outside Rear

Having an enclosed garden with fenced perimeters, being mainly laid to lawn with landscaped patio seating area, side access to the front of the property with external power source and water source.

Outside Front

Having driveway parking for a minimum 2 vehicles. Access to a single garage.

Single Garage

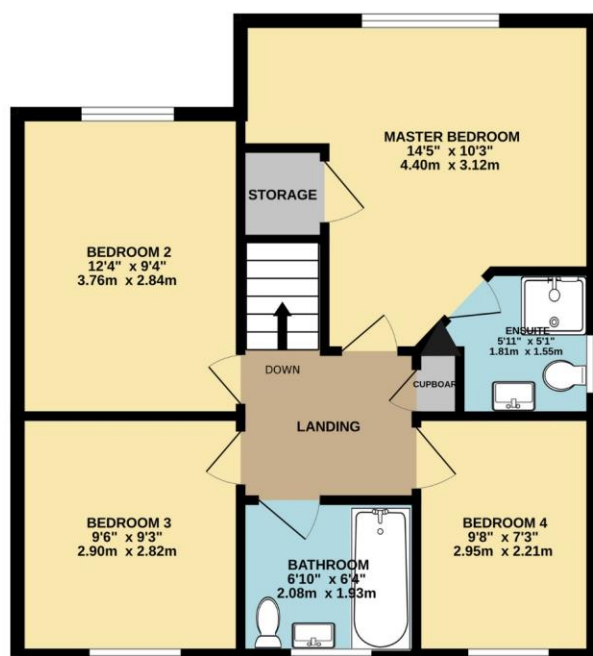
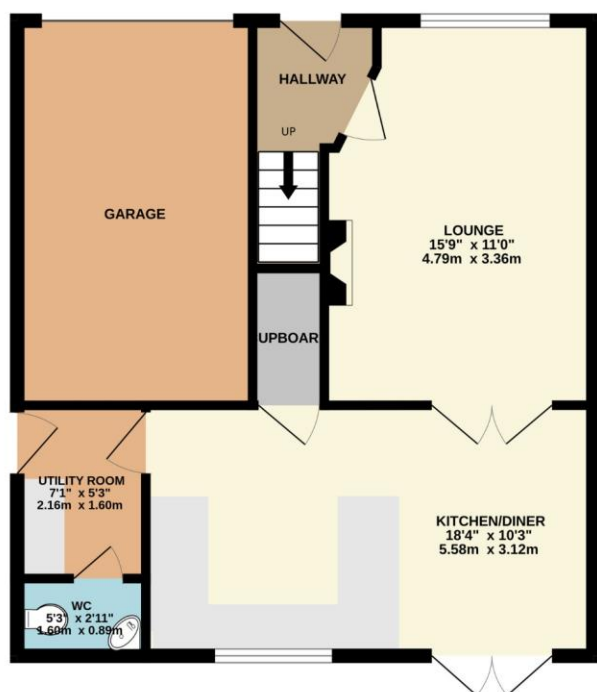
Having up and over door, power and lighting.





GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.

1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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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Important Information:

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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