



Padley Road, Lincoln



£240,000

- Three Bedrooms
- Semi-Detached Townhouse
- Popular Location
- Shower Room & Two En-Suites
- Garage & Driveway
- GCH & uPVC Double Glazing
- Freehold
- EPC rating C



Well presented THREE BEDROOM Three Storey Townhouse located in the popular area of Carlton Boulevard. Perfectly positioned within walking distance of the local Nursery, Primary School and Christ Hospital Secondary School, Super Markets and a host of other amenities.

The accommodation on offer comprises Entrance Hall, Shower Room, Bedroom and Utility Room to the ground floor. To the first floor there is a Spacious Lounge and Modern Kitchen Diner. To the second floor there are a further Two Double Bedrooms both with En-suites. Outside the property to the front there is a private driveway with room for two cars leading to the integral single garage. To the rear of the property there is an enclosed lawned garden with raised decking area.

The property further benefits from gas central heating and uPVC Double Glazing Throughout.

Porch

With door to the entrance hall and storage cupboard.

Entrance Hall

With storage cupboard and access to the garage.

Office/Bedroom

8'11" x 7'9" (2.7m x 2.4m)

With a window to the rear aspect and radiator.



Utility Room

With a door leading to the rear garden, fitted with base units with worktops over, sink with drainer unit, space and plumbing for a washing machine and tumble dryer.

Shower Room

With a window to the side aspect, low level wc, wash hand basin, enclosed shower and radiator.

First Floor Landing

With stairs to the ground and second floor.

Lounge

15'8" x 15'5" (4.8m x 4.7m)

With a window to the front aspect, french doors to the juliet balcony and radiator.

Kitchen/Diner

15'5" x 13'0" (4.7m x 4m)

With windows to the rear aspect, fitted with a range of wall and base units with worktops over, integrated oven and induction hob, space for dishwasher and fridge.

Second Floor Landing

With stairs to the first floor.

Bedroom One

15'5" x 10'0" (4.7m x 3m)

With windows to the rear aspect, storage cupboard, en-suite and radiator.

En-Suite

With a window to the side aspect, low level wc, wash hand basin, enclosed shower and radiator.

Bedroom two

15'5" x 13'9" (4.7m x 4.2m)

With a window to the front aspect, en-suite and radiator.



En-Suite

With a window to the side aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

Garage

17'2" x 9'0" (5.2m x 2.7m)

With an up and over door, door to the entrance hall, power and lighting.

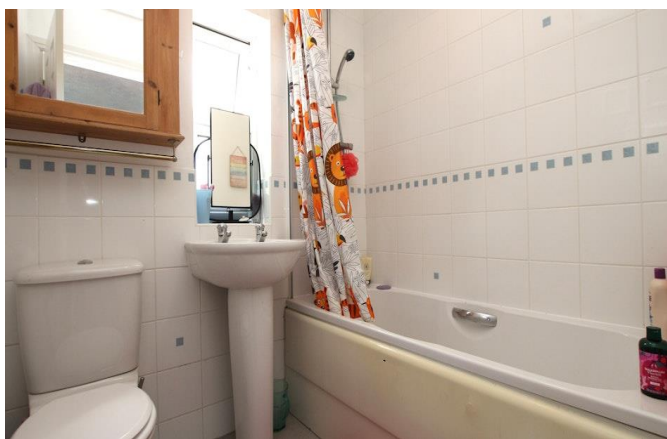
Outside

To the front of the property is a shared driveway leading to the integrated garage.

To the rear of the property is an enclosed garden with lawn, patio and decking area.

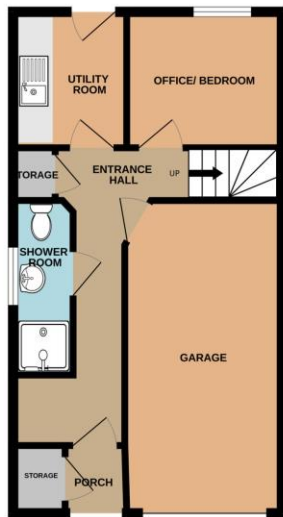
Agents Note

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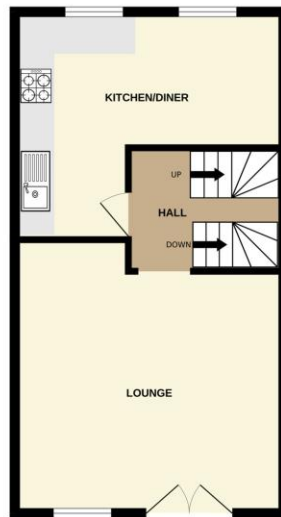


Floorplan

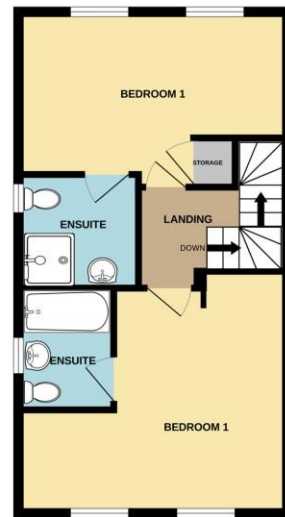
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



PADLEY ROAD, LINCOLN, LN2 4WB

TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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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