



- Substantial Family Home Measuring Over 2900 Sq Ft
- Five Double Bedrooms
- Four Bathrooms Including Two En-Suites
- Double Garage/Workshop
- Three Generous Reception Rooms
- Well Presented Throughout
- Gated Driveway & Ample Parking
- Desirable Area Of Lincoln

Beechcroft, St. Georges Lane, Riseholme, LN2 2LQ
£625,000



Starkey&Brown are delighted to present this substantial five-bedroom detached home, standing on beautifully landscaped gardens and extending to approximately 0.34 of an acre (sts). The property is positioned within an exclusive sheltered setting, being a five-minute drive from Uphill, Lincoln.

The property offers spacious accommodation throughout, measuring approximately 2,900 sq ft, and combines spacious and versatile living with high-quality, contemporary design living throughout. The current owners have significantly enhanced the property with improvements and expected maintenance and have created a wonderful family home, balancing convenient city access as well as privacy.

Accommodation briefly comprises a welcoming entrance hall, a range of generous reception rooms, both for family living and entertaining. Alongside an open plan living, kitchen space, which forms the heart of the home.

The layout offers potential to create a self-contained annexe area providing excellent flexibility for multi-generational living. Rising to the first floor, there are five well-portioned bedrooms, two en-suites bathrooms, and two family bathrooms.

Further benefits include uPVC double-glazing and gas central heating throughout. Natural light flows seamlessly in the home, and attractive views over the grounds of the property.

To the front of the property, there is an extensive driveway parking with access to the double garage.

To the rear of the property, there are beautiful landscaped grounds, seating and entertaining areas, and a great degree of privacy. St George's Lane offers immediate access to countryside lanes, great walking and green areas and great transport links. Viewing is highly recommended.

Council tax band: G. Freehold.



uPVC composite door leading into:

Porch

Tiled flooring and two uPVC windows to the front aspect. Further door leading into:

Entrance Hall

uPVC double-glazed frosted window to the side aspect, staircase to the first floor, a radiator, tiled flooring, an understairs storage cupboard, an additional storage cupboard, and access into:

WC

Tiled flooring, low-level WC, a wash hand basin, a uPVC double-glazed frosted window to the front aspect, and a chrome heated towel rail.

Living Room

22' 3" x 13' 7" (6.78m x 4.14m)
LVT flooring, two double-glazed windows to the front aspect, a radiator, a log burner, and a coved ceiling.

Kitchen

15' 8" x 12' 4" (4.77m x 3.76m)
A range of wall and base units with worktops, an integrated fridge freezer, two Neff ovens, a 4-ring gas hob with overhead extractor fan, an integrated dishwasher, a one-and-a-half-bowl ceramic sink with drainer and mixer tap, a uPVC double-glazed window to the rear aspect, LED lighting, and a radiator. Access to:

Utility Room

A range of wall and base units, space and plumbing for a washing machine, space and plumbing for a tumble dryer, a uPVC double-glazed window to the rear aspect, and a uPVC door to the side, partially tiled walls, tiled flooring, a stainless steel sink with mixer tap, LED lighting, a wall-mounted gas boiler, and a radiator.

Dining Room

15' 8" x 13' 0" (4.77m x 3.96m)
A uPVC door to the rear, two full-height ceiling-to-floor windows, laminate flooring, a coved ceiling, and a radiator.

Family Room

25' 4" x 12' 7" (7.72m x 3.83m)
Tilt and turn door to rear aspect, full height floor, two ceiling to windows to the rear aspect, two uPVC double-glazed windows to the side aspect, laminate flooring, a radiator, base and wall storage units, LED lighting, and a fitted air conditioning unit.

Boot Room/WC

Having a uPVC double-glazed window to the side aspect, vinyl flooring, a low-level WC, a wash hand basin, a radiator, a stainless steel sink with mixer tap with cupboard storage, LED lighting, and a coved ceiling. Further access to the garage.

First Floor Landing

Carpeted, loft access, a radiator, and two airing cupboards housing hot water tanks. Access to the bedrooms and the family bathroom.

Master Bedroom

16' 1" x 12' 7" (4.90m x 3.83m)
A uPVC double-glazed window to the front aspect, carpeted, His&Her's fitted wardrobes with LED lighting, a coved ceiling, and a radiator. Access to:

En-Suite

Panelled bath with overhead fitted shower, a low-level WC, a wash hand basin, a uPVC double-glazed frosted window to the rear aspect, a chrome heated towel rail, and tiled flooring.

Bedroom 2

15' 2" x 9' 8" (4.62m x 2.94m)
Having a uPVC double-glazed window to the front aspect, His&Her's fitted wardrobes, carpeted, and a radiator. Access to:

En-Suite

A corner shower cubicle, a low-level WC, a wash hand basin, a double-glazed frosted window to the side aspect, tiled flooring, and a chrome heated towel rail.

Bedroom 3

15' 0" x 9' 2" (4.57m x 2.79m)
Having two uPVC double-glazed windows to the rear aspect, carpeted, a radiator, and a fitted wardrobe.

Bedroom 4

12' 3" x 9' 2" (3.73m x 2.79m)
Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, and a fitted wardrobe.

Bedroom 5/Dressing Room

11' 7" x 9' 8" (3.53m x 2.94m)
Currently being used as a dressing room. Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and a fitted wardrobe.

Family Bathroom

Tiled flooring, a corner bath tub, a corner shower cubicle, a low-level WC, a wash hand basin, a double-glazed frosted window to the rear aspect, and a chrome heated towel rail.

Additional Shower Room

Corner shower cubicle, a low-level WC, a wash hand basin, tiled flooring, and a double-glazed frosted window to the rear aspect.

Double Garage

19' 7" x 18' 6" (5.96m x 5.63m)
An electric up-and-over door, a double-glazed window to the side and rear aspects, power and lighting, and a uPVC door to the rear and side.

Outside Front

Bespoke and standard electric gates, a block paved drive for multiple vehicles, a lawned area and stone laid area, access to the side of the property, and planted and gravelled borders.

Outside Rear

Mature landscaped rear garden, a lawned area, a patio area, timber seating area, plant and hedged borders, a timber raised shed, a shed for a lawnmower, and a greenhouse. A variety of flowers, planters, exterior lighting, and power supply.





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GROUND FLOOR
1664 sq.ft. (154.6 sq.m.) approx.



1ST FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA : 2920sq.ft. (271.3 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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