



Blackfriars Road, Lincoln



£285,000

- Four Bedroom Townhouse
- Spacious Kitchen Diner
- En-Suite, Bathroom & Downstairs WC
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Freehold
- EPC rating C



This well-presented four-bedroom semi-detached home is located in the highly sought-after Carlton Boulevard area. Ideally positioned within walking distance of local primary and secondary schools, shops, supermarkets, and doctors' surgeries. Further benefits include gas central heating and uPVC double glazing throughout.

The accommodation briefly comprises an entrance hall, a spacious kitchen/diner, and a WC/utility room on the ground floor. The first floor features two bedrooms, including the master bedroom with en-suite facilities, together with a family living room boasting a Juliet balcony overlooking the rear garden. On the second floor, there are two further double bedrooms and a family bathroom. Externally, the property offers off-road parking for two vehicles and a single integral garage to the front. To the rear, there is a fully enclosed lawned garden with a seating area.

Entrance Hall

With a door to the front aspect and stairs rising to the first floor.

Kitchen/Diner

19'3" x 15'3" (5.9m x 4.6m)

With a window to the front aspect and a bay window to the rear aspect. Fitted with a range of wall and base level units with worktops over, integrated oven and hob with extractor over, sink with drainer unit, breakfast bar and radiator.



Utility

Space and plumbing for washing machine, low level WC, wash hand basin and radiator.

First Floor Landing

With stairs to the ground floor and stairs rising to the second floor.

Living Room

19'5" x 10'1" (5.9m x 3.1m)

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

Bedroom One

10'5" x 9'1" (3.2m x 2.8m)

With a window to the rear aspect and radiator.

En-Suite

With a window to the rear aspect. Fitted with shower cubicle, low level WC, wash hand basin and large towel radiator.

Bedroom Four

9'2" x 6'6" (2.8m x 2m)

With a window to the front aspect and radiator.

Second Floor Landing

With stairs to the first floor.

Bedroom Two

12'0" x 10'0" (3.7m x 3m)

With a window to the front aspect, fitted wardrobe and radiator.

Bedroom Three

12'0" x 10'0" (3.7m x 3m)

With a window to the front aspect, fitted wardrobe and radiator.



Bathroom

5'6" x 7'2" (1.7m x 2.2m)

With a window to the rear aspect, low level WC, wash hand basin, panel bath with shower attachment, radiator and extractor.

Garage

19'1" x 9'5" (5.8m x 2.9m)

Up and over door, power, lighting and personal door leading to rear garden.

Outside

To the front of the property there is a driveway with room for two cars leading to a integral single garage. To the rear of the property there is an enclosed lawned garden with seating area.

Agents Note

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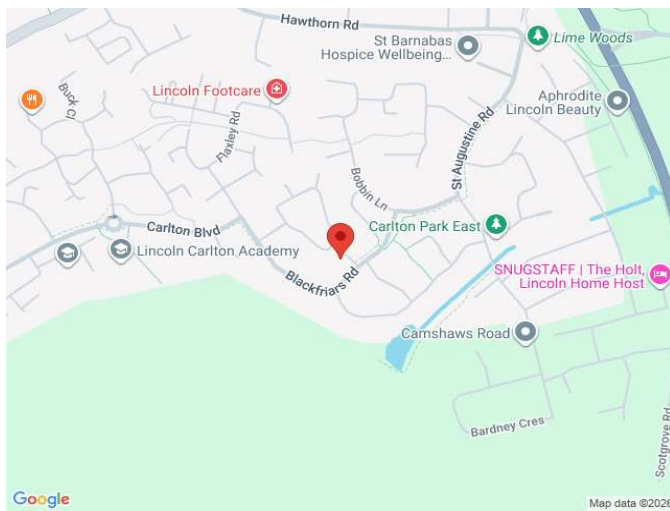
Floorplan



BLACKFRIARS ROAD, LINCOLN, LN2 4WS

TOTAL FLOOR AREA: 1273 sq.ft. (118.2 sq.m.) approx.

We and every agent has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, stairs 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 here are not shown as if 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		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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