



- Modern Semi-Detached House
- Built-In 2023 By Taylor Wimpey
- Three Bedrooms
- Kitchen Diner & Lounge
- First Floor Bathroom
- Builder & Vendor Upgrades Throughout
- Generous Rear Garden
- Ample Parking & Single Garage

Gibson Road, Nettleham Fields, LN2 4NZ
£259,950





Built in 2023 by Taylor Lindsey, 48 Gibson Road is a modern semi-detached house boasting three bedrooms and accommodation beautifully arranged over two floors. The property benefits from a wealth of premium builder upgrades from new, which can be seen throughout the home. These high-specification enhancements include updated tiling to the kitchen and bathroom, upgraded door handles, chrome switches, an extended patio space, and high-quality upgraded external doors. The ground floor comprises a welcoming entrance hall, which gives access to a downstairs WC and leads through a glass-panelled door into a spacious lounge. The kitchen diner comes complete with a range of eye and base-level units, integrated appliances, and a dedicated dining space featuring French doors that open out onto the rear garden. Rising to the first floor, there are two double bedrooms, a third single bedroom, and a modern three-piece family bathroom suite. Outside, the private rear garden enjoys an abundance of light throughout the day and features an extended patio area alongside a lawn. The front of the property provides block-paved parking for multiple vehicles, an additional parking space immediately adjacent to the front of the house, and access to a single garage. Situated towards the northern outskirts of Lincoln, the property enjoys a wealth of local amenities including excellent schooling, a doctors' surgery, independent stores, and national retailers, whilst also benefiting from a regular bus service offering a short 10-minute journey into Lincoln city centre. Council tax band: B. Freehold.



Entrance Hall

Accessed via an upgraded composite front door to the front aspect, the welcoming hallway features a wall-mounted consumer unit, a single radiator, and stairs rising to the first floor. There is access to the downstairs WC and a glass-panelled door leading through to the lounge.

Downstairs WC

3' 0" x 6' 0" (0.91m x 1.83m)

Comprising a low-level WC and a vanity wash hand basin with under-unit storage. The room features upgraded wall tiling, tiled flooring, a single radiator, an extractor unit, and a uPVC double-glazed obscured window to the front aspect.

Lounge

14' 7" x 11' 10" (4.44m x 3.60m)

A spacious living area featuring a uPVC double-glazed window to the front aspect fitted with custom blinds. The room includes a single radiator, multiple power and media points, and access through to the kitchen diner.

Kitchen Diner

15' 3" x 9' 9" (4.64m x 2.97m)

Fitted with a premium range of upgraded eye and base level units with contemporary counter worktops. The integrated appliances remaining with the sale include a dishwasher, oven, induction hob, and an extractor hood. There is further space and plumbing for a washing machine. The room is finished with quality flooring, a single radiator, a useful under-stairs storage cupboard, a uPVC double-glazed window with fitted blinds to the rear aspect, and upgraded French doors opening out to the rear garden with fitted blinds.

First Floor Landing

With stairs rising from the entrance hall, the landing gives access to the insulated loft space. It includes a single radiator, a handy airing cupboard housing the hot water cylinder, and doors leading to all three bedrooms and the family bathroom.

Bedroom 1

8' 10" x 13' 0" (2.69m x 3.96m)

A double bedroom featuring a uPVC double-glazed window to the rear aspect with custom fitted blinds and a single radiator.

Bedroom 2

8' 9" max (7'11" min) x 11' 0" (2.66m x 3.35m)

A further double bedroom with a uPVC double-glazed window to the front aspect fitted with custom blinds and a single radiator.

Bedroom 3

6' 3" x 8' 2" (1.90m x 2.49m)

Featuring a uPVC double-glazed window to the rear aspect with fitted blind and a single radiator.

Family Bathroom

7' 0" x 6' 0" (2.13m x 1.83m)

An upgraded three-piece suite comprising a panelled bath with a wall-mounted shower over, a vanity wash hand basin unit, and a low-level WC. The bathroom features full tiled wall surrounds and chrome faucets as part of the builder upgrades, Luxury Vinyl Tile (LVT) flooring, a chrome heated towel rail, a shaver point, an extractor unit, and a uPVC double-glazed obscured window to the front aspect with a fitted blind.

Outside Rear

A private, enclosed rear garden with secure fence perimeters that enjoys an abundance of light throughout the day. It features a lawned garden with a gravel surround, an external water source, and a beautifully extended patio area ideal for outdoor seating. The gravel detailing continues to the rear of the garage.

Outside Front & Parking

To the front of the home is a block-paved driveway providing parking for multiple vehicles, a small front lawn, and an additional parking space immediately adjacent to the front of the house.

Garage

17' 7" x 10' 2" (5.36m x 3.10m)

A single garage accessed via an up-and-over door, fully equipped with power and lighting.

Agent's Notes

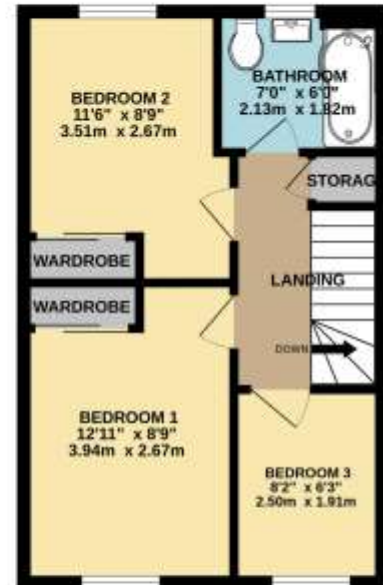
Builder's Guarantee: The property was purchased new from developers Taylor Lindsey in 2023 and benefits from the remainder of a 10-year NHBC builder's guarantee. **Maintenance Charge:** The property is subject to an approximate estate maintenance charge of £100 per annum. **Fixtures & Fittings:** Custom fitted blinds throughout the home are included within the sale, alongside the integrated kitchen appliances.





GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency and is 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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