



Mercer Drive, Lincoln



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£375,000



Key Features

- Detached House
- Four Bedrooms
- Integral Garage
- Popular Location
- Kitchen Diner
- En-Suite, Bathroom & Downstairs WC
- EPC Rating C





FOUR BEDROOM Detached House located in the highly sought after area of St Georges Park. The area offers excellent access to a host of amenities including schools, doctor and Lincoln's Cathedral Quarter.

The accommodation on offer comprises Entrance Hall, WC, Lounge, Kitchen Diner, Utility and Conservatory to the ground floor. To the first floor there are Four Bedrooms with En-Suite to the master and family bathroom. Outside the property to the front there is a driveway for two vehicles, leading to a single integral garage and lawned garden. To the rear of the property there is an enclosed lawned garden with decking area.

The property also benefits from Gas Central Heating and uPVC Double Glazing.

Entrance Hall

External door and windows to front aspect. Staircase to first floor with storage under.

Downstairs WC

Fitted with low level WC, wash hand basin and extractor.

Lounge

Bay window to front aspect, fitted fireplace and radiator.

Kitchen Diner

Windows to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, freestanding range cooker with five gas burner hob with extractor over, integrated dishwasher and radiator.

Dining Area

Patio doors leading to conservatory and radiator.

Utility

2.55m x 1.73m (8'5" x 5'8")
External door to rear aspect, personal door leading to garage. Fitted with a range of wall and base units with worktops over, sink with drainer, integrated washing machine and space for tumble dryer.

Conservatory

2.87m x 2.85m (9'5" x 9'5")
French doors to rear aspect.

Landing

Access to roof space and airing cupboard.

Bedroom One

4.07m x 3.89m (13'5" x 12'10")
Two windows to front aspect, built in wardrobes and radiator.

En-Suite

Window to front aspect and fitted with shower cubicle, low level WC, wash hand basin, extractor and radiator.

Bedroom Two

3.3m x 2.7m (10'10" x 8'11")
Window to front aspect and radiator.

Bedroom Three

3.91m x 2.93m (12'10" x 9'7")
Window to rear aspect, fitted wardrobes and radiator.

Bedroom Four

3.04m x 2.65m (10'0" x 8'8")
Window to rear aspect, fitted wardrobe and radiator.

Family Bathroom

Window to rear aspect and fitted with panel bath with shower over, wash hand basin, low level WC, extractor and radiator.

Outside

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

Garage

Single integral garage with up and over door, power and lighting. Personal door leading to utility.





Agent Note

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GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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