



3 Anderby Drive

Lincoln, LN6 0AH



Book a Viewing!

£250,000

Situated within the popular Hartsholme area of Lincoln, this spacious and extended Three Bedroom Home offers flexible and well proportioned accommodation ideally suited to modern family life. The property benefits from a bright lounge/diner, modern fitted kitchen with integrated appliances, separate utility room, ground floor WC and three double bedrooms, together with a contemporary family bathroom. A particular feature is the former garage, which has been converted to provide a dedicated home office or flexible additional reception space, complete with heating, lighting and power. Externally, the property occupies a generous plot with multiple seating areas, lawn, raised beds and secure boundaries, while the substantial driveway provides off-road parking for multiple vehicles. Further benefits include solar panels, excellent built-in storage and a partially boarded loft.





LOCATION

Anderby Drive is situated within the popular Hartsholme area of Lincoln, a well-established residential location particularly convenient for families and those wanting access to both the city and surrounding countryside. One of the area's major attractions is its proximity to Hartsholme Country Park, providing an excellent outdoor space for walking and recreation. The property is also conveniently positioned for local schooling, including The Priory City of Lincoln Academy, together with a range of everyday facilities and amenities. Lincoln city centre is within easy reach, providing an extensive selection of shops, restaurants, bars, leisure facilities and transport connections. The location also offers convenient road access towards the A46 and wider road network, making it well positioned for those travelling around Lincoln and further afield. The combination of nearby green space, schooling, city access and good transport connections makes this a particularly appealing location for family buyers.

ACCOMMODATION

PORCH

With laminate flooring, providing access through to the main entrance hall.



HALL

The entrance hall provides access to the lounge/diner, kitchen and ground floor WC, stairs rising to the first floor landing, radiator and useful under stairs storage cupboard.

CLOAKROOM/WC

Ground floor cloakroom fitted with a WC and wash hand basin, frosted window and extractor.

LOUNGE/DINER

23' 3" x 12' 10" max" (7.09m x 3.91m) A spacious reception room providing plenty of room for both lounge and dining furniture, making this a versatile space for everyday family life and entertaining. Features include laminate flooring, radiator and UPVC windows to both front and rear aspects, allowing plenty of natural light into the room. A fireplace with mantel surround creates an attractive focal point.

KITCHEN

13' x 8' 4" (3.96m x 2.54m) A modern fitted kitchen offering an excellent range of base and wall units with complementary work surfaces, a stainless steel 1½ bowl sink with mixer tap, tiled splashbacks, integrated appliances include a fridge, freezer and dishwasher, electric oven, electric hob and extractor over, laminate flooring, spotlights, upright radiator and a UPVC window overlooking the rear aspect. A door leads directly into the separate utility room.

UTILITY ROOM

With worktop space and provision for both a washing machine and tumble dryer, stainless steel sink with mixer tap, built-in cupboard storage, radiator, spotlights and UPVC windows to both side aspects. A door provides access directly onto the rear garden.

FIRST FLOOR LANDING

With access to all three bedrooms and the family bathroom, a useful built-in storage cupboard and access to the loft. The boiler is housed within the loft space, which is also partially boarded to provide additional storage.

BEDROOM 1

13' 1" x 8' 9" (3.99m x 2.67m) A generous dual aspect double bedroom with UPVC windows to both the front and rear aspects, creating a particularly light and airy space. Further benefits include a radiator and fitted wardrobe storage.

BEDROOM 2

11' 9" x 9' 9" (3.58m x 2.97m) A further front facing double bedroom with UPVC window, radiator, built-in sliding wardrobe storage and an additional storage cupboard.

BEDROOM 3

8' 11" x 8' 4" max" (2.72m x 2.54m) A third double bedroom positioned to the rear of the property, UPVC window, radiator and useful built-in cupboard storage.

BATHROOM

A modern three piece family bathroom comprising panelled bath with hot and cold taps and mains shower over, WC and wash hand basin with useful vanity storage, tiled splashbacks, tiled flooring, spotlights, extractor, upright chrome heated towel radiator and frosted UPVC window to the rear aspect.





OUTSIDE

The property occupies a generous plot with a substantial driveway providing off-road parking for multiple vehicles and convenient access to the property.

The rear garden provides an excellent outdoor space for both family life and entertaining, with a combination of lawn, raised planting beds and several separate seating areas.

A decked seating area provides an ideal spot for outdoor dining and relaxing, complemented by further paved and concrete patio areas. The garden also benefits from external lighting and secure fencing.

HOME OFFICE

15' x 8' 4" (4.57m x 2.54m) Part of the garage has been converted to create a particularly useful home office and flexible additional reception space. With laminate flooring, lighting, electricity and infrared heating, making it an excellent year round space for those working from home. Alternatively, it could lend itself to a variety of other uses depending on the requirements of the new owners.

GARAGE 16' 6" x 8' 4" (5.03m x 2.54m) With up-and-over door, lighting and electric.

SOLAR PANELS The property also benefits from solar panels, providing an additional energy efficiency feature.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating. Solar panels.

EPC RATING – to follow.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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GETTING A MORTGAGE

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NOTE

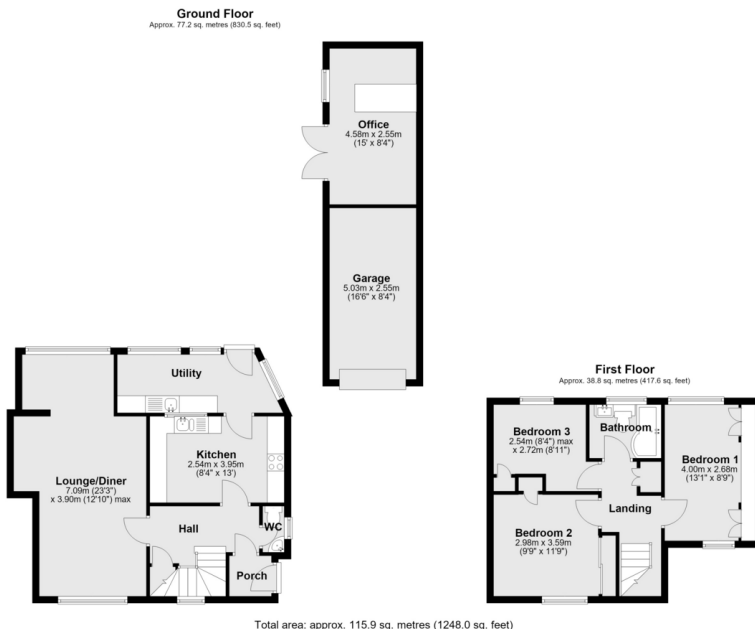
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