





- Semi Detached House Built In 2005
- 3 Bedrooms
- Lounge & Kitchen Diner
- 1st Floor Bathroom & Downstairs WC
- Recently Landscaped Rear Garden
- Garden Shed With Power & Fully Boarded Loft Space
- Parking For 2 Cars
- Walking Distance To Amenities & Lincoln County Hospital

Ploughmans Lane, Carlton Boulevard, LN2 4FY
£220,000

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Starkey&Brown are pleased to offer for sale this immaculately presented three-bedroom semi-detached home, situated within the popular Carlton Boulevard area of Lincoln. Offering well-proportioned accommodation arranged over two floors, the property briefly comprises a welcoming entrance hall with a downstairs WC, a spacious lounge and a modern kitchen diner with a recently fitted oven and space for further appliances. To the first floor are two double bedrooms, a third single bedroom and a three-piece family bathroom suite. Externally, the property benefits from a generous rear garden which has recently been landscaped and includes a seating area and a large lawned area, enclosed by fenced boundaries and featuring a garden shed with power. To the front, there is allocated block-paved parking for two vehicles adjacent to the property. The property is ideally positioned for access to Lincoln city centre and a range of local amenities. These include a well-regarded primary school, the Carlton Boulevard shopping complex with its selection of national retailers, gyms and cafes, and Glebe Park Doctors' Surgery. Regular bus services provide links to and from Lincoln city centre, while Lincoln County Hospital is also easily accessible. With its convenient location and practical accommodation, this property would make an excellent purchase for first-time buyers, couples or a growing family. Council tax band: A. Freehold.











Entrance Hall
The entrance hall features a composite front entrance door, a single radiator and LVT flooring. Stairs rise to the first floor, with access provided to the lounge and downstairs WC.

Downstairs WC
The downstairs WC comprises a low-level WC, a vanity hand wash basin unit and a chrome heated towel rail. There is also a uPVC double-glazed obscured window to the front aspect and LVT flooring.

Lounge
12' 10" x 14' 10" (3.91m x 4.52m)
The lounge features a uPVC double-glazed window to the front aspect, wood-effect laminate flooring and a single radiator. There is also a useful understairs storage cupboard, with access through to the kitchen diner.

Kitchen/Diner
16' 3" x 9' 3" (4.95m x 2.82m)
The kitchen diner comprises a range of eye-level and base-level units with worktop surfaces. There is a recently fitted oven, a four-ring hob and an extractor hood above, alongside tiled flooring and a uPVC double-glazed window to the rear aspect. A glazed external door provides access to the rear garden, while the room also offers space for dining.

First Floor Landing
The first-floor landing features a uPVC double-glazed window to the side aspect and provides access to all three bedrooms and the family bathroom. There is also access to a boarded loft, which benefits from insulation and a pull-down loft ladder.

Master bedroom
14' 10" x 8' 11" (4.52m x 2.72m)
The master bedroom features a uPVC double-glazed window to the front aspect and a single radiator.

Bedroom 2
10' 1" x 9' 5" (3.07m x 2.87m)
Bedroom two features a uPVC double-glazed window to the rear aspect and a single radiator.

Bedroom 3
7' 1" x 11' 6" (2.16m x 3.50m)
Bedroom three features a uPVC double-glazed window to the front aspect and a single radiator. There is also a useful airing cupboard housing the hot water tank.

Family Bathroom
5' 5" x 5' 10" (1.65m x 1.78m)
The family bathroom comprises a bath with a shower head over, a pedestal hand wash basin and a low-level WC. Additional features include tiled flooring and wall surrounds, a uPVC double-glazed obscured window to the rear aspect and a heated towel rail.

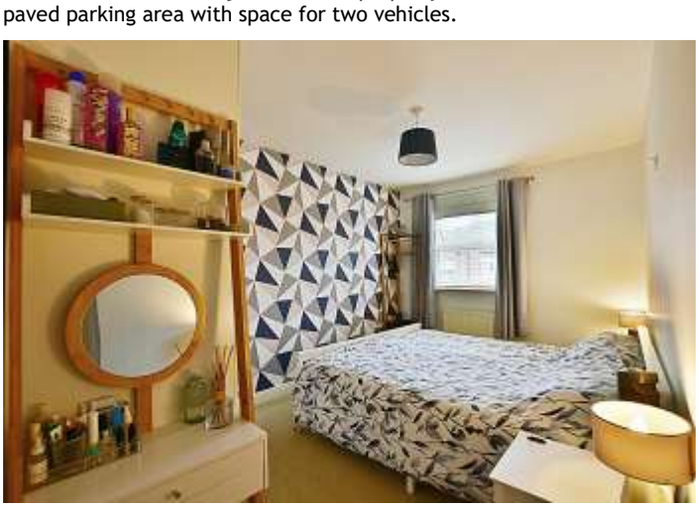
Outside Rear
The recently landscaped rear garden features a large turf area, a gravel seating area, and accompanying gravel perimeters. It is enclosed by fenced boundaries and includes a garden shed with power and x2 double power sockets. A side area provides access to the front and is ideal for bin and garden storage there is also an external water source.

Outside Front
To the front, the property benefits from an entrance path leading to the main entrance door. Adjacent to the property is an allocated block-paved parking area with space for two vehicles.


















GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



4 PLOUGHMANS LANE, CARLTON BOULEVARD, LINCOLN

TOTAL FLOOR AREA: 777 sq.ft. (72.2 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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