

**Carlton Boulevard, Lincoln**

**Asking Price £330,000**

  
**MARTIN & CO**

Carlton Boulevard, Lincoln

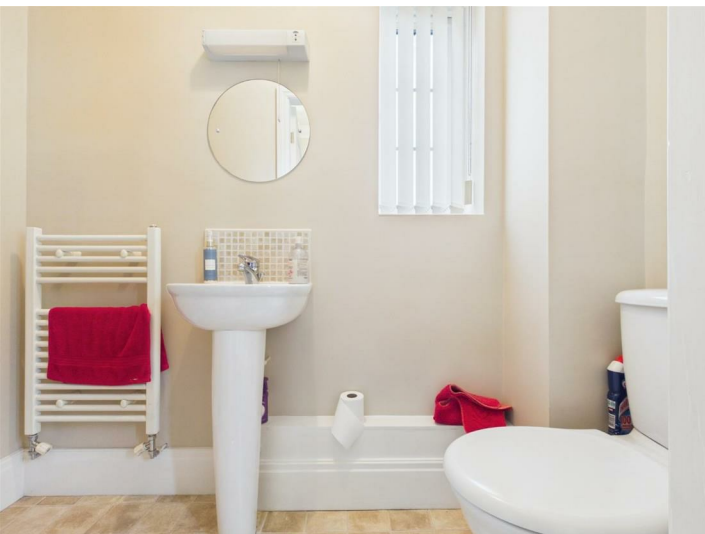
House - Detached

4 Bedrooms, 3 Bathroom

Asking Price £330,000

- Detached Family Home
- Four Bedrooms
- Integral Garage
- Two Reception Rooms
- Views to the Rear
- Council Tax Band D
- Freehold
- EPC Grade C

This modern detached family home is situated in a Cul-de-Sac position just off the Main Carlton Boulevard with views towards open countryside. Offered with spacious family accommodation that comprises: Entrance Hall, cloakroom, lounge, dining room, kitchen, utility room, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside, there are gardens to front and rear, off road parking on own driveway and an integral garage.



## Description

This modern detached family home is situated in a Cul-de-Sac position just off the Main Carlton Boulevard with views towards open countryside. Offered with spacious family accommodation that comprises: Entrance Hall, cloakroom, lounge, dining room, kitchen, utility room, master bedroom with en-suite shower room, three further bedrooms and a family bathroom.

Outside, there are gardens to front and rear, off road parking on own driveway and an integral garage.

Within walking distance to the Carlton Centre shopping precinct, 2 Miles from Lincoln County Hospital and access to the A46 ring road. This property is ideally situated for both amenities and

public transport in and out of the city.

Broadband (estimated speeds) Standard 6 mbps  
Superfast 80 mbps Ultrafast 1800 mbps  
Mobile (based on calls indoors) O2 EE Vodafone  
Satellite & Cable TV Availability BT Sky Virgin

Freehold  
EPC Rating C  
Council Tax Band D

## Entrance hall

Having door to front aspect, radiator, staircase rising to 1st floor with storage cupboard under.



**Cloakroom**  
 6'11" x 2'9"  
 With window to side aspect, towel radiator, white low-level WC and matching pedestal wash hand basin.

**Lounge**  
 17'11" x 11'  
 With three panel bay window to front aspect, radiator, decorative fireplace surround housing coal effect gas fire and opening through to dining room.

**Dining Room**  
 12'9" x 9'3"  
 Having French doors to rear aspect, radiator and further door to the kitchen.

**Kitchen**  
 12'9" x 8'9"  
 With window to rear aspect, range of base and high-level units with complementary working surfaces, one and a half bowl inset stainless steel sink unit, tiling to splashback areas, built-in oven, electric hob and canopy extractor. Integrated fridge and freestanding dishwasher.


**Utility Room**  
 9'2" x 5'  
 With window and door to rear aspect, radiator, base cupboard with inset stainless steel sink unit over, space for two appliances and a wall mounted gas fired central heating boiler. There is also an internal door into the Garage.


**First Floor Landing**  
 with loft access, radiator, and cupboard housing the hot water cylinder.

**Bedroom 1**  
 12'9" x 12'0"  
 With window to front aspect, radiator and door into En-suite Shower Room.

**En-Suite**  
 8'7" x 3'6"  
 With window to side aspect, towel radiator, low-level WC, pedestal wash basin and tiled shower and enclosure.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Bedroom 2  
14'0" x 9'8"

With window to rear aspect offering far reaching views and a radiator.

Bedroom 3  
17'10" x 9'1"

Window to front aspect, two Velux windows to the rear and a radiator.

Bedroom 4  
10'0" x 8'5"

With window to rear aspect offering far reaching views and a radiator.

Bathroom  
6'11" x 6'3"

With window to front aspect, ceramic wall tiling and a three-piece white bathroom suite comprising WC, wash basin and panel bath with mains shower over.

Outside

To the front of the property is a driveway and parking space along with a Block Paved front garden and matching pathway leading to the rear. The rear garden is enclosed and laid to patio and crazy paved areas with decorative gravelled beds.

Integral Garage

Having remote control up and over door to the front, light and power supply and also houses the consumer

unit. There is also a personal door connecting the garage to the utility room.

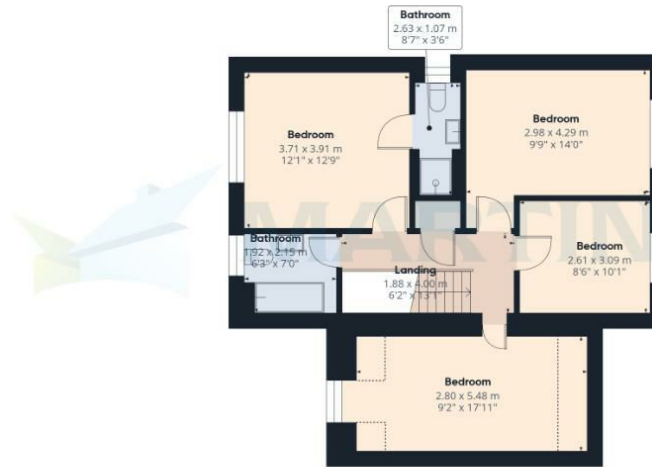
Fixtures & Fittings

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 137 m<sup>2</sup>  
 1475 ft<sup>2</sup>  
 Reduced headroom  
 2.9 m<sup>2</sup>  
 31 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Martin & Co Lincoln Lettings  
 33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
 8HW  
 01522 503727 . lincoln@martinco.com

01522 503727  
<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.