



Hale Close, Lincoln



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Offers Over £305,000

- Immaculate Detached House
- Driveway & Garage
- Four Bedrooms
- 18ft Dining Kitchen & Lounge
- Nearby Local Amenties
- Recently Renovated
- Good Road Links
- EPC C & Freehold



Fully Renovated Four-Bedroom Detached Home in Highly Sought-After Lincoln Location. Located in one of Lincoln's most desirable areas, this beautifully renovated four-bedroom detached property offers modern living with convenience and style. Surrounded by excellent local amenities, reputable schools, and superb transport links, it's the perfect home for families or professionals alike.

This property comprises Entrance Hall, Downstairs WC, Lounge, Kitchen/diner, Landing, Four Bedrooms and Family Bathroom. Outside is a driveway for multiple cars, single garage and low maintenance enclosed garden to rear.

Entrance Hall

With door to front aspect and stairs leading to first floor.

Downstairs WC

With window to the side aspect of the property, low level WC and basin sink.

Kitchen/Diner

14'8" x 18'1" (4.5m x 5.5m)

Newly renovated modern kitchen, with window to the side aspect of the property, sliding doors to the rear garden, floor and eye level units, island, fitted oven, hob, dishwasher and sink.

Lounge

15'9" x 11'8" (4.8m x 3.6m)

With window to the side aspect of the property, radiator and French doors to kitchen/diner.



Bedroom One

13'8" x 8'8" (4.2m x 2.6m)

With window to the front aspect of the property and radiator. Loft access.

Bedroom Two

12'10" x 8'8" (3.9m x 2.6m)

With window to the rear aspect of the property and radiator.

Bedroom Three

10'3" x 9'1" (3.1m x 2.8m)

With window to the front aspect of the property and radiator.

Bedroom Four

9'1" x 7'6" (2.8m x 2.3m)

With window to the rear aspect of the property and radiator.

Bathroom

7'9" x 6'1" (2.4m x 1.9m)

With window to the side aspect of the property, low level WC, shower over bath, basin sink.

Front Garden

Block paved driveway for multiple cars and gated entrance.

Rear Garden

Low maintenance garden, with grass lawn, patio area and shed.

Garage

16'5" x 8'2" (5m x 2.5m)

Single detached with up and over door.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

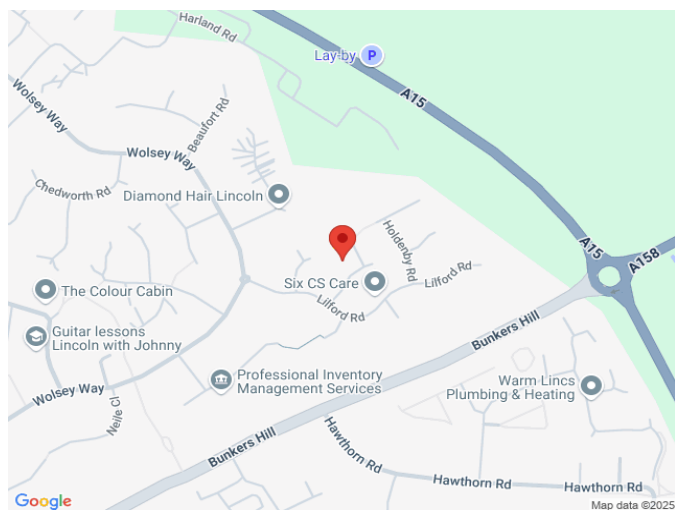


Floorplan



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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