



- Extended Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- First Floor Bathroom & Ground Floor Shower Room
- Superb Rear Garden
- Driveway Parking
- Quick Access To The Lake
- NO ONWARD CHAIN

Farrington Crescent, Forest Park, LN6 0YG,
Offers In Region Of £274,000





Offered for sale with no onward chain is this extended semi-detached house boasting 3 bedrooms. The property has accommodation over 2 floors with the ground floor comprising of a 16'11" lounge leading onto an extended kitchen with a range of base and eye level units, a range cooker and doors leading out onto the rear garden. Furthermore to the ground floor is a converted garage now to provide a family room which could also be utilised as bedroom 4 with quick access to the ground floor wet room and utility room. Rising to the first floor are 3 generous sized bedrooms with bedroom 1 and 2 featuring built-in wardrobes, bedroom 3 measures 11'7" x 7'7". All bedrooms benefit from the use of a 4 piece bathroom suite. To the rear of the property there is a superb garden which is non-overlooked and comes with a landscaped arrangement with block paved pathway, seating area, a timber built garden shed and gated access onto the lake to the rear. To the front of the property there is a block paved parking for a minimum of 1 vehicle and access to front door entrance. Farrington Crescent is located to the southern outskirts of Lincoln city centre, off Skellingthorpe Road but provides quick and convenient access to A46 leading to Newark and Lincoln. The area is well renowned for fantastic amenities which include schooling at primary and secondary levels, close to Hartsholme country park and lakes, Birchwood shopping complex and a regular bus service to and from Lincoln city centre. For more information or to arrange a viewing. Contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having uPVC front door entry to front aspect, radiator and tiled flooring. Access to family room, lounge, wet room and utility room.

Utility Room

5' 4" x 4' 5" (1.62m x 1.35m)

Having built-in units with space and plumbing for washing machine, uPVC double glazed window to front aspect and tiled floor.

Wet Room

5' 8" x 5' 8" (1.73m x 1.73m)

Having a wet room arrangement with tiled surround and flooring, electric shower, pocket door entrance, low level WC, hand wash basin unit and a uPVC double glazed obscured window to side aspect.

Family Room

15' 9" x 8' 1" (4.80m x 2.46m)

Having radiator, consumer unit and a uPVC double glazed window to front aspect. Garage conversion in 2004. Could be utilised as bedroom 4 wet direct access to ground floor wet room.

Lounge

16' 11" x 16' 11" (5.15m x 5.15m)

Having electric fireplace, radiator, uPVC double glazed window to side aspect, stairs rising to first floor with storage cupboard and a second storage cupboard. Double doors leading into:

Kitchen Diner

12' 11" x 16' 11" (3.93m x 5.15m)

Having a range of base and eye level units with 5 ring range cooker, integral dishwasher and extractor hood, sliding doors leading onto rear garden, uPVC double glazed window to side and rear aspect and tiled flooring.

First Floor Landing

Having loft access. Loft boarded, insulated and having a ladder. Airing cupboard with mirror effect sliding doors and gas combination boiler.

Bedroom 1

9' 11" max to back of wardrobe x 11' 7" (3.02m x 3.53m)

Having built-in wardrobe with mirror effect sliding door, built-in storage cupboard over the stairs, radiator and a uPVC double glazed window to rear aspect.

Bedroom 2

9' 10" x 11' 1" (2.99m x 3.38m)

Having uPVC double glazed window to front aspect, radiator and a built-in wardrobe.

Bedroom 3

11' 7" x 7' 7" (3.53m x 2.31m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

7' 8" x 8' 11" (2.34m x 2.72m)

Having a 4 piece suite comprising of corner shower cubicle, bath, tiled floor and surround, a low level WC, vanity hand wash basin unit and heated towel rail.

Outside Rear

Having an enclosed garden with fenced peritmiers, timber built garden shed. Being mostly laid to lawn with block paved pathway and seating area. Gated access to the front of the property and gated access to the rear to provide access to the lake.

Outside Front

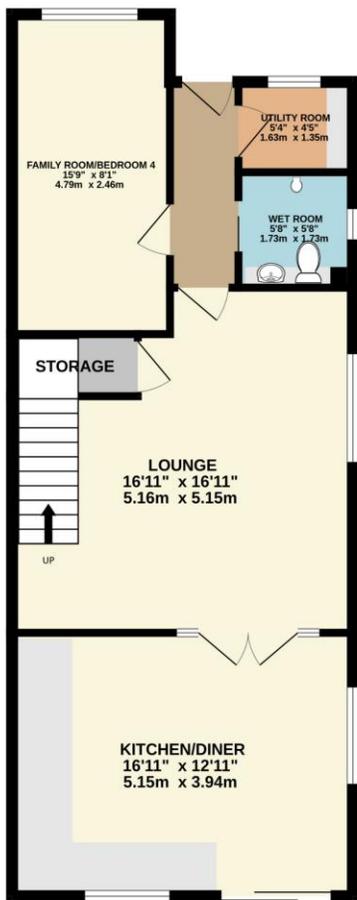
Having a block paved driveway with parking for 1 vehicle. Hedged perimeter and a lawned area. Utility meters located beneath the family room window.





GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 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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