



St Augustine Road, Lincoln



Offers over £300,000

- Four Bedroom Detached House
- Bathroom, Ensuite & Downstairs WC
- Popular Northern Outskirt Location
- Dining Kitchen & Utility Room
- Lounge & Study
- No Onward Chain
- Freehold
- EPC rating D



Spacious Four-Bedroom Detached Family Home in Highly Sought-After Lincoln Location
Located in one of Lincoln's most desirable areas, this well-presented four-bedroom detached home offers ideal family living with excellent access to local amenities, reputable schools, and convenient transport links.

The property comprises a welcoming entrance hall, a downstairs WC, a versatile study/home office, a bright and spacious lounge, and a modern kitchen/diner perfect for entertaining. The ground floor is completed by a useful utility room.

Upstairs, four generously sized bedrooms, including a master with en-suite, alongside a well-appointed family bathroom.

Externally, the property benefits from front and rear gardens, driveway parking, and a double garage, offering ample space for vehicles and storage.

This is a fantastic opportunity to acquire a superb family home in a prime location. Early viewing is highly recommended.

Entrance Hall

Door to front aspect, radiator, and stairs leading to bedrooms.

Downstairs WC

Low level WC and pedestal sink.



Study

9'8" x 8'1" (2.9m x 2.5m)

Window to front aspect of the property and radiator.

Lounge

13'6" x 10'8" (4.1m x 3.3m)

Window to the front aspect of the property, radiator and French doors to kitchen/diner.

Kitchen/Diner

9'4" x 25'11" (2.8m x 7.9m)

With French doors to rear garden, two sets of windows to rear aspect, wooden units floor and eye level, worktop, built in oven, hob and extractor fan and stainless steel sink.

Utility Room

5'5" x 8'1" (1.7m x 2.5m)

Door to side aspect of property, wall mounted boiler, worktop and space for appliances.

Bedroom One

14'0" x 10'11" (4.3m x 3.3m)

Window to the front aspect of the property, and radiator.

En Suite

Window to the front aspect, low level WC, shower and basin sink.

Bedroom Two

14'2" x 11'3" (4.3m x 3.4m)

Window to the front aspect of the property and radiator.



Bedroom Three

11'0" x 9'6" (3.4m x 2.9m)

Window to the rear aspect of the property and radiator.

Bedroom Four

11'0" x 8'6" (3.4m x 2.6m)

Window to the rear aspect and radiator.

Bathroom

5'6" x 7'4" (1.7m x 2.2m)

Window to the rear, shower over bath, pedestal sink and low level WC.

Front Garden

Low maintenance small lawned garden to front with patio entrance.

Rear Garden

Low maintenance lawned garden with gate access.

Double Garage

18'8" x 18'4" (5.7m x 5.6m)

Double garage to the rear of the property with driveway parking. Twin up and over doors with power and lighting.

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

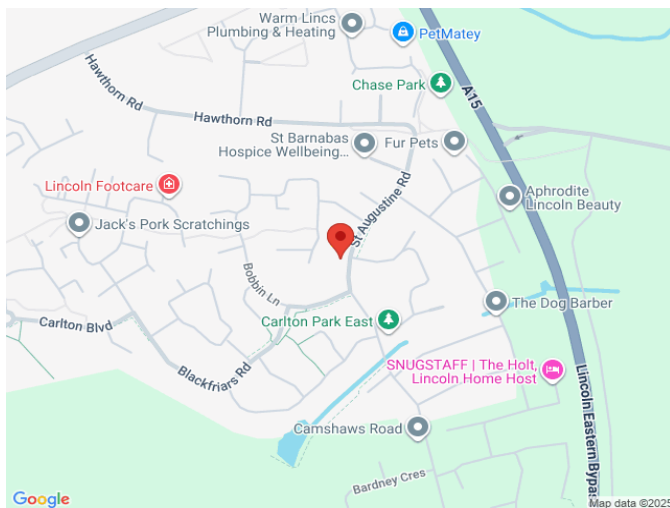
GROUND FLOOR



1ST FLOOR



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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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