

***GIBSON ROAD
LINCOLN LN2 4NZ***



New Price £400,000

A spacious Four Bedroom Detached Family Home located within the popular Minster Development to the North of the city, built by popular local builders Taylor Lindsey Homes and with easy access to the nearby by-pass. The property offers spacious accommodation comprising Large Entrance Hall, Ground Floor Cloakroom, Lounge, Kitchen Diner, Utility Room and Integral Garage, and to the first floor there are Four Double Bedrooms with En-suite to the master bedroom and Family Bathroom. Outside, the property is situated on a much larger than average plot with a block paved drive and a fully enclosed rear garden with a large shed for storage. To fully appreciate the space and convenient location of this property, viewing is highly recommended.

Directions:

Travelling from Sleaford on the A15, proceed past the Waddington airfield into Lincoln and at the roundabout, take the second exit signed 'Historic Lincoln' and enter the by-pass. Proceed to the fourth roundabout and take the first exit into Bunkers Hill and continue to the traffic lights, turning right into Wolsey Way. Take the seventh turning on the right into Gibson Road and follow the road as it bears to the right. The property is located on the right hand side.

A double glazed composite entrance door provides access to the **Entrance Hall** having understairs store cupboard, smoke alarm and radiator.

Cloakroom:

Having close coupled w.c, vanity hand washbasin with mixer tap and radiator.

Lounge: 5.97m (19'7") x 3.45m (11'4")

Having radiator.

**Dining Kitchen: 6.53m (21'5") x 3.05m (10'0")**

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer composite sink with mixer tap, double eye level electric oven, integrated microwave, inset five ring electric hob with stainless steel cooker hood over, integrated fridge freezer, integrated dishwasher, smoke alarm, ceiling downlighters, radiator and French door providing access to the rear garden.

**Utility Room: 3.05m (10'0") x 1.83m (6'0")**

Having wall and bases units to match kitchen, single drainer inset ceramic sink with mixer tap, space and plumbing for washing machine, space for condensing tumble dryer, wall mounted Worcester Bosch combination boiler, extractor fan, personal door to the garage and rear entrance door.

Stairs from the hall provide access to the first floor landing having airing cupboard, loft access, smoke alarm and ceiling downlighters.

Bedroom 1: 3.53m (11'7") x 3.43m (11'3")

Having four double built-in wardrobes and radiator.



Bedroom 1

En-Suite: 2.31m (7'7") x 1.93m (6'4") max

Being fully tiled and having concealed cistern w.c, vanity hand washbasin with mixer tap, double walk-in shower cubicle with mains fed shower, ceiling downlighters, chrome towel radiator and extractor fan.



Bedroom 2: 5.51m (18'1") x 2.87m (9'5") max

Having radiator



Bedroom 3: 4.93m (16'2") x 2.90m (9'6")

Having radiator.



Bedroom 4: 2.92m (9'7") x 2.51m (8'3") max

Having radiator.



Bedroom 4

Bathroom:

Being fully tiled and having concealed cistern w.c, vanity hand washbasin, corner shower cubicle with mains fed shower, bath with mixer tap, ceiling downlighters, chrome towel radiator and extractor fan.



Bathroom

Outside:

*A block paved drive provides **Off Road Parking** for two large vehicles and approaches the **Single Integral Garage 5.61m (18'5") x 2.64m (8'8")** having manual up and over door, lighting and power points. The remainder of the front is laid to lawn with a paved path leading to a timber gate. The **Rear Garden** is South West facing and is laid mostly to lawn with an extensive patio area and 15' timber shed, all enclosed by timber fencing, and a cold water tap is fitted.*

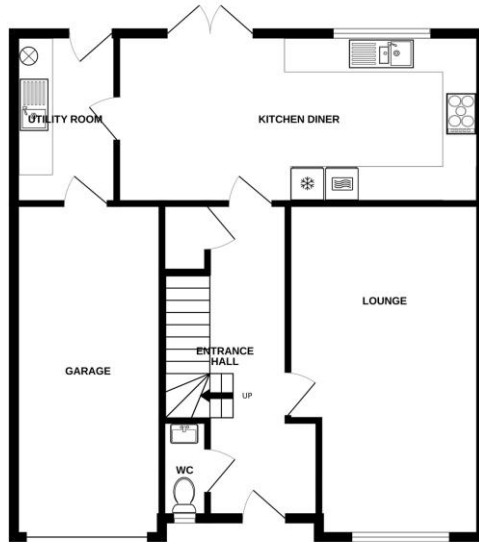


Council Tax Band D.

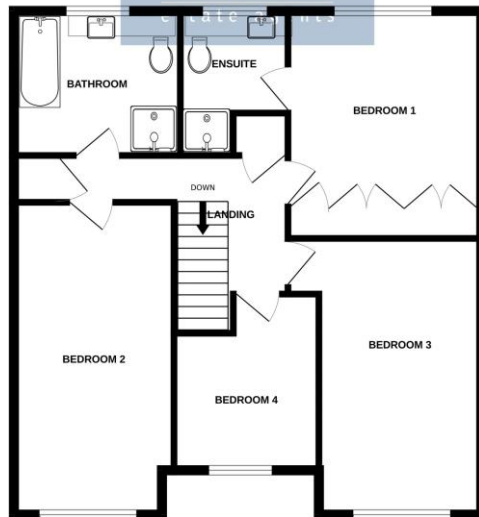
Agent's Note:

Under the Estate Agents Act 1979, we declare that this property is owned by a relative of an employee of Mark Rice Estate Agents Limited.

GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 1588 sq.ft. (147.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

*Fixtures &
Fittings:*

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

*Money
Laundering
Regulations
2003:*

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 31/03/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**