



Lincoln Road, Boothby Graffoe

 3  1  1

Freehold

£250,000



Key Features

- Semi Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Large Plot
- Detached Double Garage and Driveway
- Popular Location
- EPC Rating TBC





A well presented semi detached house situated in the attractive village of Boothby Graffoe. Offering character, generous outside space and pleasant countryside views.

A particular feature of the property is the extended large garden to the side providing an excellent outdoor space, together with a driveway offering off-road parking. The property also enjoys views across the surrounding fields, adding to its appealing rural setting.

Nearby, Navenby offers a good range of everyday amenities, while the historic city of Lincoln is within easy reach for a wider choice of shopping, schooling and leisure facilities.

The accommodation comprises Entrance Hall, Lounge, Kitchen Diner, Utility to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally to the front of the property there is a lawned garden and driveway with room for up to five cars, leading to a detached double garage. To the side of the property there is a large lawned garden. To the rear is a small courtyard with outbuildings.

The property further benefits from being sold with NO ONWARD CHAIN.

Porch

6'11" x 5'0" (2.1m x 1.5m)

With the entrance door to the front aspect and windows to the side aspects.

Hall

With stairs rising to the first floor.

Living Room

17'6" x 12'5" (5.3m x 3.8m)

With windows to the front and rear aspects, fireplace and radiator.

Kitchen Diner

17'11" x 10'11" (5.5m x 3.3m)

With windows to the front and rear aspects. Fitted with a range of base and eye-level units with worktops over, a sink and drainer, free standing oven and hob with extractor fan, log burner and radiator.

Utility

13'4" x 10'1" (4.1m x 3.1m)

With an external door and windows to the side aspect and space and plumbing for a washing machine.

Landing

With a window to the rear aspect and stairs to the ground floor.

Bedroom One

12'6" x 11'1" (3.8m x 3.4m)

With a window to the front aspect and fitted wardrobes.

Bedroom Two

15'0" x 9'5" (4.6m x 2.9m)

With windows to the front aspect.

Bedroom Three

9'5" x 8'8" (2.9m x 2.6m)

With a window to the rear aspect.

Bathroom

9'1" x 6'10" (2.8m x 2.1m)

With a window to the rear aspect. Fitted with a low level wc, wash hand basin, panelled bath and shower.

Garage

Double garage with an up and over door.

Outside

To the front of the property there is a gated driveway and lawned garden, leading to a detached double garage. To the side of the property there is a large lawned garden and to the rear of the property there is a courtyard patio with access to storage shed.

Agents Note

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Floorplan

GROUND FLOOR
849 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



FLOORPLAN

TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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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