

Quorn Drive, Lincoln

Asking Price £240,000


MARTIN & CO

Quorn Drive, Lincoln

Semi-Detached House
3 Bedrooms, 1 Bathroom
Asking Price £240,000

- Extended
- Open Plan Kitchen Diner
- Enclosed Rear Garden
- Single Garage and Driveway Parking
- Close to Amenities
- Freehold / Council Tax Band - B

Well presented three bedroom bay fronted semi-detached family home situated within the popular Boultham Park Road area. Comprising internally of an entrance hall, living room, open plan modern kitchen diner, utility room, three bedrooms and a family bathroom. Benefitting from off road parking for multiple vehicles, single garage and an enclosed rear garden. Viewings are recommended and by appointment only.

Quorn Drive is accessed off Boultham Park Road, offering a wealth of local amenities including schools, shops and parks. Within walking distance and conveniently located to the historic Cathedral City of Lincoln with frequent public transport links.

EPC Rating - D
Council Tax Band - B
Tenure - Freehold



Entrance Hall

Composite door and PVC window to the side aspect, tiled flooring, radiator, light fitting, thermostatic control and stairs rising to the first floor.

Living Room

13'10" x 11'11" (max measurements.)

Dual aspect living room with PVC bay fronted window and PVC window to the side. Carpet flooring, hearth and surround with gas connection, radiator and a light fitting. Television aerial, Virgin and Sky points.

Dining Area

10'10" x 8'2"

PVC French doors to the rear, laminate flooring, radiator, light fitting and a built in coat rack and shoe storage bench.

Kitchen

16'4" x 8'0"

Modern kitchen with a range of base and wall level units providing ample storage with slim worksurfaces, tiled splashbacks and an inset stainless steel sink and drainer. Fully fitted to include an integrated fridge and separate freezer, freestanding range cooker with extractor fan over plus space and plumbing for a dishwasher. Recessed spot lights, PVC windows to the side and rear, laminate flooring, vertical radiator and mains consumer unit.

Utility Room

8'0" x 5'8"

Matching base units with slim worksurface and tiled splashback. Space and plumbing for a washing machine, laminate flooring, radiator, PVC door to the patio area and window to the rear, light and wall mounted extractor fan.

Stairs / Landing

Carpet flooring, two light fittings and access to the loft via a pull down ladder, lit and mostly boarded.



Master Bedroom

14'0" x 12'0" (max measurements.)

PVC bay fronted window, exposed original flooring, light fitting, radiator, dual aspect double bedroom with PVC window to the side and a storage cupboard housing the Ferroli combination boiler.

Bedroom 2

15'2" x 8'0"

Double bedroom with PVC window to the rear aspect, carpet flooring, radiator and a light fitting.

Bedroom 3

11'7" x 5'6" (max measurements.)

Single bedroom with PVC window to the side aspect, laminate flooring, radiator, pendant fitting and a overhead storage cupboard.

Bathroom

8'1" x 5'7"

Low level WC, pedestal hand basin and a full size panel bath with overhead electric shower. PVC window to the rear, radiator, vinyl flooring, light and extractor fan.



Garage

16'4" x 7'10"

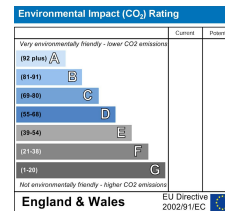
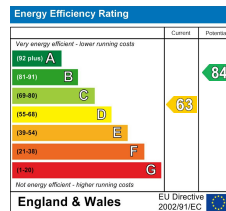
Double door access to the front, side windows, independently fused for light and power.

Outside

The front offers driveway parking for multiple vehicles, concrete and gravelled. Planted borders and gated access to the rear. To the rear of the property you will find an enclosed garden with an extended paved patio area, gravelled walkway and stepping stones leading to the rear French Doors. Steps down to the lawned area with planted borders and raised beds. Power and water supplies are available, wall mounted lighting and the summer house is included with the sale.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0 Building 1

Approximate total area⁸

85.38 m²

919.06 ft²



Floor 1 Building 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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