



**Shearwater Road, Lincoln**

**£550,000**

  
**MARTIN & CO**

# Shearwater Road, Lincoln

House - Detached

5 Bedrooms, 5 Bathroom

£550,000

Date Available:

Deposit:

null

- Executive Family Home
- In Excess of 2900sqft
- Five Bedrooms and Four Bathrooms
- Secure and Gated
- Owned Solar Panels
- South West Facing Rear Garden
- Double Garage
- Conservatory
- Sought After Location
- No Onward Chain

**EXECUTIVE DETACHED FAMILY HOME** occupying a generous plot with rear views onto the local woodland and being sold with no onward chain. This secure gated property benefits include five bedrooms, four bathrooms, South West facing rear garden, driveway parking and a double garage. Not to be missed!!



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Shearwater Road is a highly desirable location being situated next to the scenic Hartsholme Country Park which is popular amongst families and dog walkers all year round. Close to local amenities including shops and schooling plus transport links in and out of Lincoln City.

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

**ENTRANCE HALL**  
Front entrance door and side panels, solid wood flooring, radiator and a light fitting.

**HALLWAY**  
Solid wood flooring, radiator, PVC window to the side aspect, spot lit ceiling, thermostatic heating control and a wide staircase with storage below.

**LIVING ROOM**  
24'8" x 13'7" max measurements  
PVC bay fronted window with a second window for dual aspects, carpet flooring, two radiators, ceiling and wall light fittings plus a feature gas fireplace with hearth and surround.

**STUDY**  
13'8" x 5'5"  
PVC window to the rear, laminate flooring, radiator and a light fitting.

**UTILITY ROOM**  
9'0" x 7'8"  
Base and eye level units with roll edge worksurfaces, inset stainless steel sink and drainer, tiled splash backs. Space and plumbing for a washing machine and an additional space, laminate flooring, light fitting, radiator and a PVC rear door. Access into the double garage.

**SHOWER ROOM**  
7'8" x 3'4"  
Three piece suite comprising of a low level WC, pedestal wash basin and a mains fed shower cubicle. Laminate flooring, radiator, light and extractor.

**KITCHEN**  
16'2" x 13'8"  
Base and eye level units to include corner and glass display cabinets, granite worksurfaces with matching upstands and an inset stainless steel sink and drainer. Space for a range cooker with extractor over, integrated fridge freezer and further space for a freestanding appliance, integrated dishwasher, tiled flooring, radiator, spot lit ceiling and PVC window to the side aspect.

**DINING ROOM**  
13'7" x 11'10"  
Solid wood flooring, radiator, light fitting and PVC French doors into the conservatory.

**CONSERVATORY**  
12'1" x 12'0"  
Part brick, part PVC construction with tiled flooring, ceiling fan light and French doors to the garden.

**GALLERIED LANDING**  
Feature PVC window over looking the front aspect, two radiators, light fitting, spot lit ceiling, carpet flooring and access to the loft. Spacious galleried landing overlooks the entrance hall.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>84</b>	<b>86</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

272.97 m<sup>2</sup>

2938.26 ft<sup>2</sup>

**Reduced headroom**

5.53 m<sup>2</sup>

59.50 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.