

FOR SALE



Queensway, Potterhanworth, Lincoln
Asking Price Of £220,500


MARTIN&CO



Queensway, Potterhanworth, Lincoln

3 Bedrooms, 1 Bathroom

Asking Price Of £220,500

- Extended Semi-Detached Home
- Spacious Driveway Parking
- South East Facing Rear Garden
- Modern Presentation
- Loft Conversion

Extended three bedroom semi-detached family home within the ever popular village of Potterhanworth. Having been refurbished by the current owners, this property benefits from an open plan kitchen diner with separate utility and cloakroom, loft conversion, private south east facing garden and parking.

Potterhanworth village is located approximately nine miles from the Cathedral city of Lincoln with a local primary school on hand and only a short drive to the neighbouring village of Branston for the secondary school.

ENTRANCE HALL PVC entrance door, carpet flooring, pendant fitting, radiator, stairs rising to the first floor with PVC window to the side aspect.

LOUNGE 19' 5" x 11' 0" (5.920m x 3.354m) max measurements. PVC window to the front aspect, carpet flooring, two radiators and a pendant fitting.



OPEN PLAN KITCHEN DINER 15' 10" x 11' 11"
(4.850m x 3.641m) Base and eye level units with solid wood work tops and inset one and a half bowl stainless steel sink and drainer. Integrated oven, induction hob with extractor over and a dishwasher. Ceiling lighting, breakfast bar, laminate flooring, radiator and PVC French doors and window to the rear aspect. Further kitchen area (3.063 x 2.268m) with complimentary base units and wood work tops, space for an American style fridge freezer, laminate flooring, spot lit ceiling and an under stairs cupboard.

HALLWAY PVC doors to the front and rear, laminate flooring and lighting.

CLOAKROOM Low level WC, wall mounted sink, laminate flooring, light and extractor.

UTILITY ROOM 7' 10" x 6' 1" (2.399m x 1.863m) Base and eye level units with a square edge work surface, space and plumbing for a washing machine. Radiator, light fitting, floor standing Worcester oil fired boiler, PVC window to the rear aspect, meter and consumer unit housed.

STAIRS / LANDING PVC window to the side aspect, carpet flooring and two light fittings.

BATHROOM Low level WC, pedestal wash basin and a panel bath with a luxury overhead shower and handheld secondary body sprayer. Tiled flooring with partially tiled walls, radiator, PVC window to the rear, light and extractor.

BEDROOM 10' 6" x 10' 2" (3.220m x 3.115m) PVC window to the rear aspect, laminate flooring, pendant fitting, radiator and an integrated wardrobe.



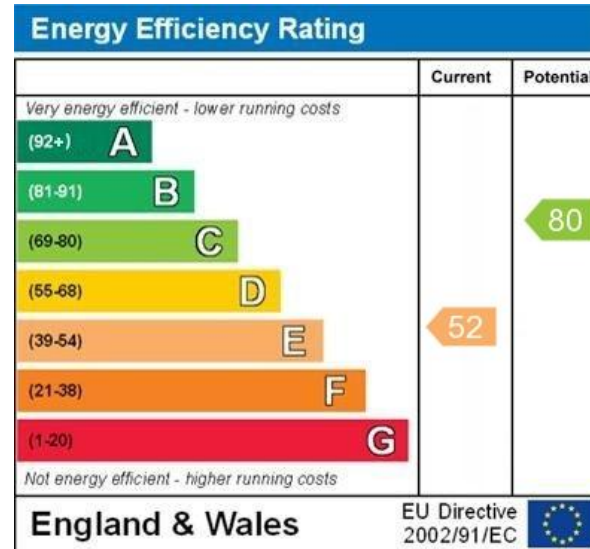
BEDROOM 10' 5" x 9' 0" (3.187m x 2.746m) PVC window to the front aspect, laminate flooring, light fitting and a radiator.

STAIRS with carpet flooring to the loft conversion.

BEDROOM 17' 5" x 10' 1" (5.317m x 3.075m) max measurements to include the stairs Two Velux windows to the rear aspect, carpet flooring, radiator and two light fittings.

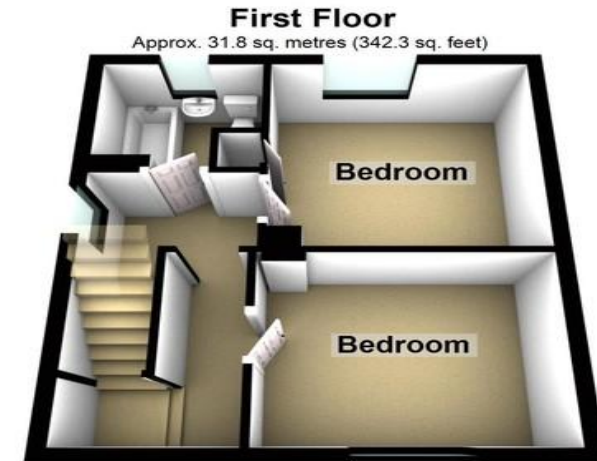
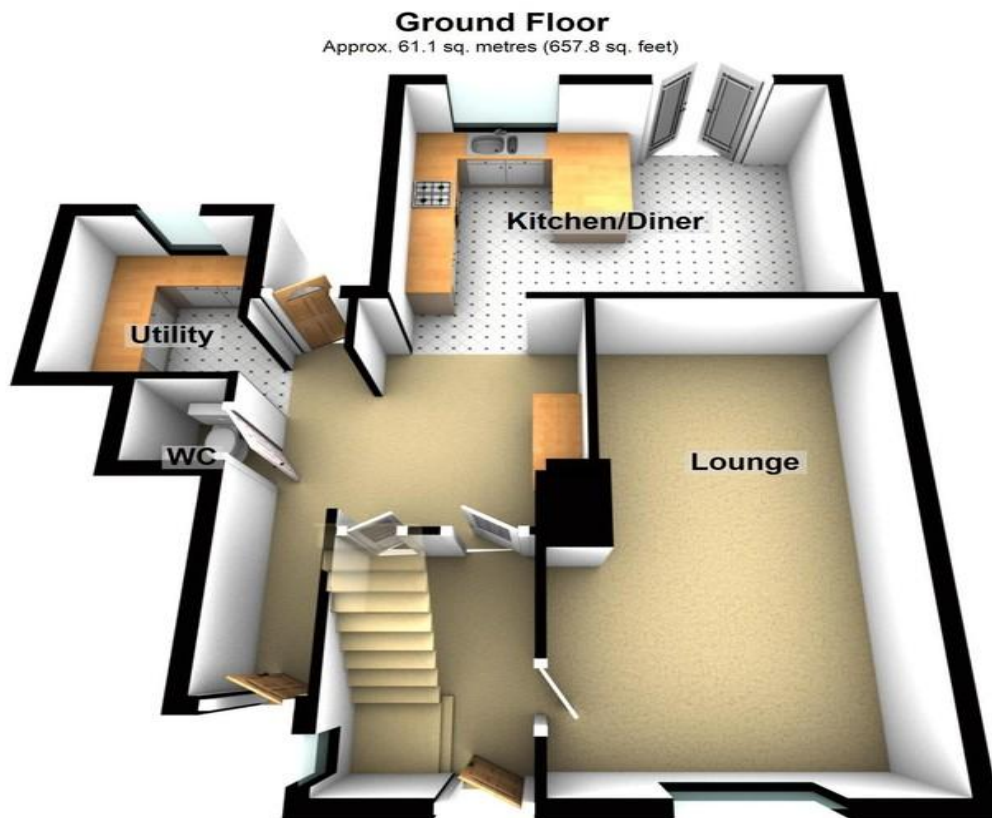
OUTSIDE To the front is a large gravelled driveway suitable for multiple vehicles to park off road. The rear offers a private south east facing garden with fields beyond. The rear garden has laid lawn, shrub borders and a patio area. Outdoor lighting, shed and oil tank with gated access to the field.

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.



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Total area: approx. 109.3 sq. metres (1176.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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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.