

FOR SALE



Shearwater Road, Lincoln
Guide Price Of £450,000-£465,000


MARTIN & CO



Shearwater Road, Lincoln

4 Bedrooms, 2 Bathrooms

Guide Price Of £450,000-£465,000

- Four Bedroom Detached Family Home
- Generous Plot
- Desirable Location
- Near to Hartsholme Park
- Master Bedroom with Ensuite
- Lounge, Dining Room and Family Room
- Kitchen with Utility Room
- Conservatory
- Double Garage with Driveway Parking
- No Onward Chain



Four bedroom detached family home occupying a generous plot with rear views onto the local woodland and Hartsholme Lake beyond. Internally comprising of an entrance hall, lounge, dining room, family room, kitchen, utility, cloakroom, conservatory, four bedrooms, master with ensuite and bathroom. NO CHAIN.

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.

ENTRANCE HALL Wooden entrance door with side glazing, carpet flooring, light fitting, radiator and a wall mounted Hive thermostat. Storage cupboard, stairs rising to the first floor with further storage below.

LOUNGE 16' 7" x 11' 9" (5.069m x 3.597m) Carpet flooring, radiator, wall lighting, gas feature fire with hearth and surround plus patio doors to the rear aspect.

DINING ROOM 13' 0" x 11' 4" (3.978m x 3.468m) max measurements. PVC window to the front aspect, carpet flooring, radiator and a light fitting.

FAMILY ROOM 13' 0" x 9' 11" (3.977m x 3.025m) Double glazed window to the rear, carpet flooring, radiator and a light fitting.

UTILITY ROOM 9' 6" x 7' 5" (2.897m x 2.286m) Space and plumbing for a washing machine and tumble dryer plus further space for an under counter freezer. Roll edge worksurfaces with tiled splash backs, inset stainless steel sink and drainer plus base units below. Worcester central heating boiler, pendant fitting, tiled flooring, loft hatch access, double glazed window to the side and a door leading into the rear porch.

PORCH 6' 9" x 4' 4" (2.070m x 1.323m) Tiled flooring, radiator, light fitting, alarm control panel, wooden rear door with glazed side panel.

CLOAKROOM 6' 10" x 2' 8" (2.097m x 0.838m) WC, pedestal wash basin, tiled flooring, light fitting, radiator and a double glazed window to the side aspect.

KITCHEN 16' 6" x 9' 10" (5.050m x 3.022m) Base and eye level units with roll edge work surfaces, tiled splash back and inset one and a half bowl composite sink and drainer. Integrated double oven, electric hob with extractor over, space and plumbing for a dishwasher plus further space for a fridge. Radiator, tiled flooring, light fittings, PVC window to the side with patio doors to the rear.

CONSERVATORY 21' 5" x 8' 9" (6.549m x 2.684m) Wooden double glazed with access doors to the side and rear, wall lighting, radiator and tiled flooring.

STAIRS / LANDING Carpet flooring, PVC window to the front, pendant fitting, radiator, loft hatch access and a cupboard housing the water cylinder.

MASTER BEDROOM 15' 2" x 10' 8" (4.629m x 3.271m) PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator plus fitted bedroom furniture including wardrobes.



ENSUITE 9' 10" x 5' 8" (3.011m x 1.745m) max measurements. Low level WC, pedestal wash basin, bidet and an electric powered shower cubicle. Tiled walls, carpet flooring, double glazed window to the side aspect, radiator and a light fitting.

BEDROOM 10' 8" x 7' 7" (3.267m x 2.329m) PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM 11' 0" x 8' 9" (3.356m x 2.677m) PVC window to the front aspect, carpet flooring, pendant fitting and a radiator plus fitted bedroom furniture including sliding mirrored wardrobes.

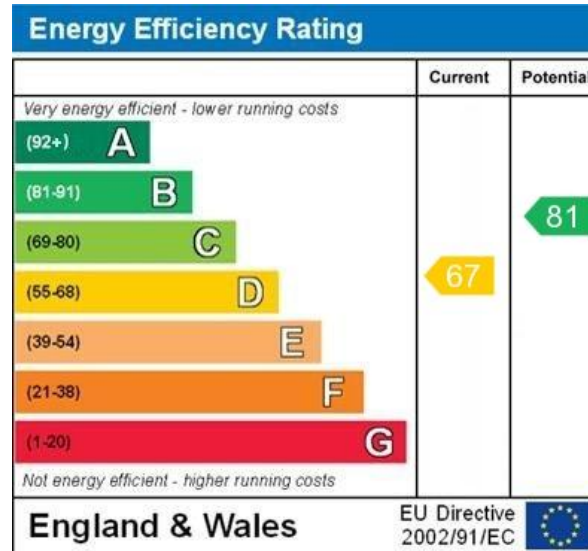
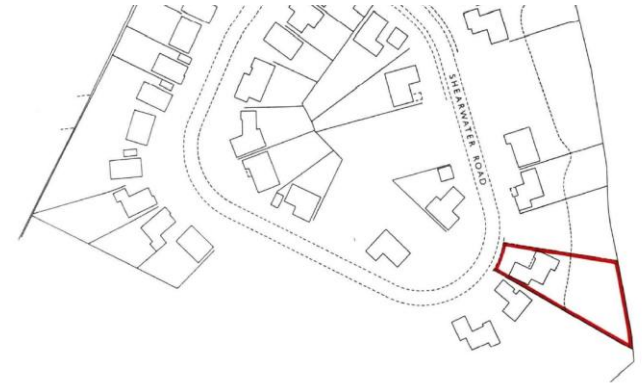
BEDROOM 11' 11" x 9' 0" (3.634m x 2.754m) PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator plus fitted wardrobes.

BATHROOM 9' 1" x 5' 9" (2.780m x 1.769m) Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Carpet flooring, radiator, light fitting, tiled walls and a PVC window to the front aspect.

DOUBLE GARAGE 18' 4" x 17' 3" (5.591m x 5.262m) Up and over doors to the front with a personnel door to the side, mains consumer unit, side windows, pitched roofed for additional storage, light and power.

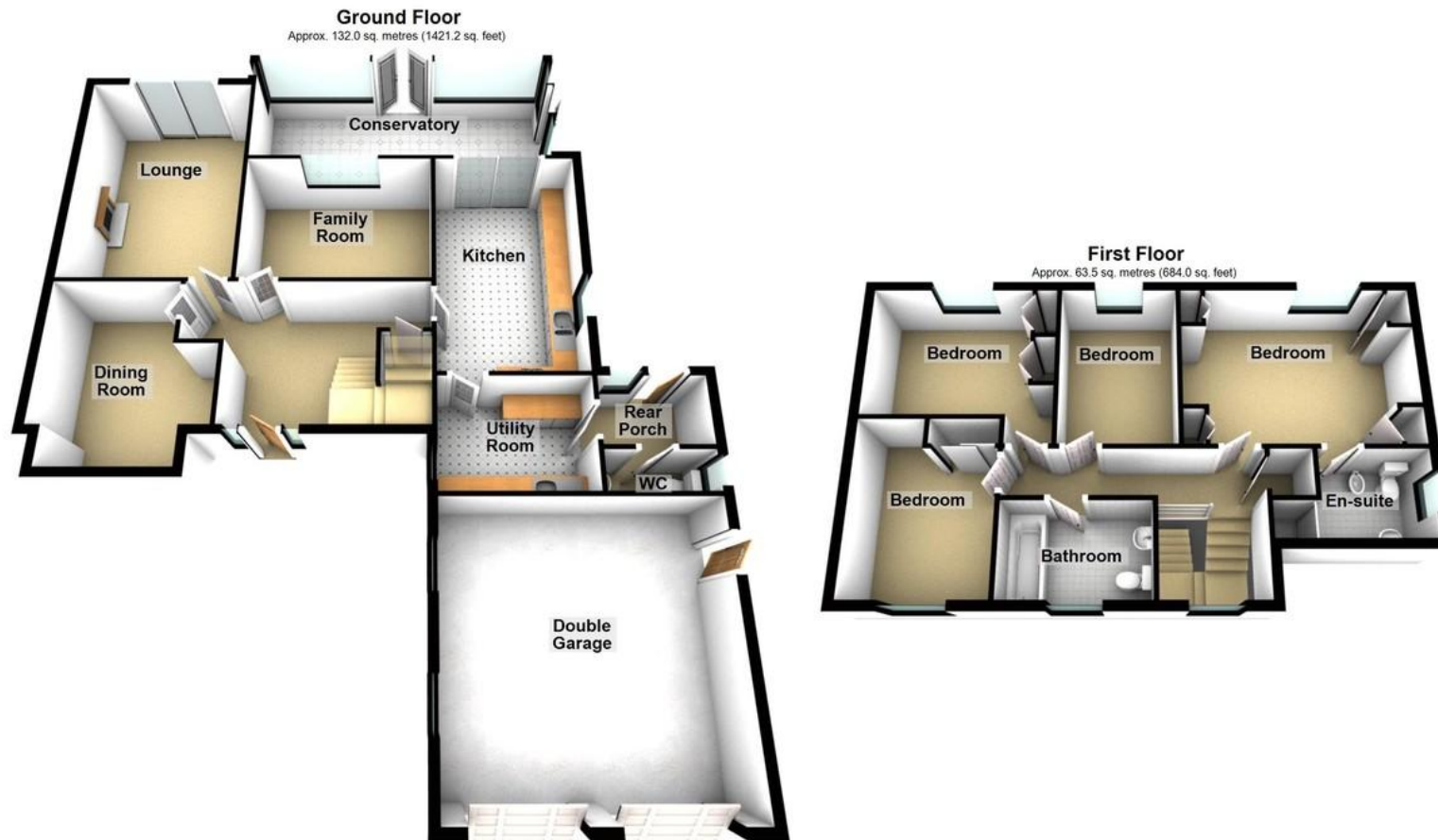
OUTSIDE The front offers a sizeable lawned area with a concrete driveway for off road parking and gated access to the rear. The rear boasts a large mature, private and fully enclosed south east facing garden comprising of a laid lawn and shrubbery borders, patio area, heavy foliage with trees seducing to the rear.

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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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.