



## Beechcroft, St. Georges Lane

Riseholme, Lincoln, LN2 2LQ

**£580,000**

A substantial detached family home situated in this sought after location to the north of Lincoln City Centre. St. Georges Lane is located just on the outskirts of the city of Lincoln within the small village of Riseholme, providing a "best of both worlds" situation, being a short distance to Lincoln City Centre, the Cathedral Quarter and the Bailgate, but in a rural private and exclusive lane position surrounded by countryside walks. The property is also within easy access to the A46 Bypass and the Eastern Bypass giving easy access to Newark, Sleaford, A1 and M180 Motorway. The property is set back from the road behind bespoke gates with an imprinted resin "in and out" driveway providing ample off road parking and giving access to the Garage/Workshop and an external Office with WC. To the rear of the property there is a stunning generous sized garden which is mainly laid to lawn with mature shrubs, trees and a variety of decked and patio seating areas. The property offers vast living accommodation, with the potential of incorporating an Annex Living Space or a Home Working Space. In more detail, the accommodation comprises of Porch, Hallway, WC, Lounge, Kitchen, Utility Room, Dining Room, Playroom (potential Annex space), Kitchenette, Cloakroom and a First Floor Landing leading to two Bedrooms with En-suite Shower Rooms, three further Bedrooms, Shower Room and a Family Bathroom. Viewing of the property is essential to appreciate the accommodation on offer, the position of the property and the plot on which it sits within this sought after location.







**SERVICES**

Mains Electricity, Gas and Water. Drainage to Septic Tank. Gas fired Central Heating.

**EPC RATING – C.**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Leaving Lincoln North along Yarborough Road, turn left onto Riseholme Road and at the roundabout proceed straight across onto the A46 and immediately turn right onto St. Georges Lane where the property can be located on the left hand side.

**LOCATION**

Riseholme is a rural village located just on the outskirts of the city of Lincoln and is within a short drive to Lincoln City Centre, Lincoln Cathedral Quarter and the Bailgate. The property is also within easy access to the A46 Bypass and the Eastern Bypass.







#### PORCH

With UPVC double glazed door and windows to the front elevation and tiled flooring.

#### HALLWAY

With UPVC double glazed window to the side elevation, tiled flooring, stairs to the first floor, radiator, under stairs storage cupboard and a second storage cupboard with a water softener.

#### WC

With window to the front elevation, tiled flooring, low level WC and wash hand basin and storage cupboard, tiled splashbacks, heated towel rail, spotlighting and extractor fan.



#### KITCHEN

15' 7" x 12' 0" (4.75m x 3.66m) , with UPVC double glazed window to the rear elevation, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integral double oven, four ring induction hob with extractor fan over, integral dishwasher, spotlighting and vertical radiator.

#### UTILITY ROOM

8' 5" x 7' 2" (2.57m x 2.18m) , with UPVC double glazed window to the rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, space for freezer, plumbing and space for washing machine, space for tumble dryer and UPVC double glazed external door to the side elevation.



#### DINING ROOM

14' 10" x 12' 4" (4.52m x 3.76m) , with UPVC double glazed window and door to the rear elevation, laminate flooring and vertical radiator.

#### LOUNGE

22' 2" x 13' 2" (6.76m x 4.01m) , with two UPVC double glazed windows to the front elevation, laminate flooring, fire with tiled hearth and radiator.

#### PLAY ROOM

32' 2" x 12' 6" (9.8m x 3.81m) , with two UPVC double glazed windows to the side elevation, UPVC double glazed window and door to the rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, spotlighting and radiator.



#### KITCHENETTE

7' 8" x 3' 8" (2.34m x 1.12m) , with UPVC double glazed window to the front elevation, base unit with work surface over and stainless steel sink unit and drainer.

#### CLOAKROOM

7' 8" x 4' 3" (2.34m x 1.3m) , with UPVC double glazed window to the side elevation, vinyl flooring, low level WC, wash hand basin and radiator.



#### FIRST FLOOR LANDING

With access to the roof void, storage cupboard and airing cupboard housing the hot water cylinder.

#### BEDROOM 1

15' 9" maximum x 12' 6" (4.8m x 3.81m) , with UPVC double glazed window to the front elevation, built-in wardrobe and radiator.

#### EN SUITE

9' 7" x 6' 1" (2.92m x 1.85m) , with UPVC double glazed window to the rear elevation, tiled flooring, partly tiled walls and suite to comprise of low level WC, wash hand basin and bath with mains shower over, heated towel rail, spotlighting and extractor fan.



#### BEDROOM 2

13' 1" x 10' 1" (3.99m x 3.07m) , with UPVC double glazed window to the front elevation, built-in wardrobe and radiator.

#### EN SUITE

8' 0" x 7' 1" (2.44m x 2.16m) , with UPVC double glazed window to the front elevation, tiled flooring, partly tiled walls and suite to comprise of low level WC, wash hand basin, storage cupboard, heated towel rail, spotlighting and extractor fan.

#### BEDROOM 3

14' 2" x 9' 2" (4.32m x 2.79m) , with two UPVC double glazed windows to the rear elevation, built-in wardrobe and radiator.



#### BEDROOM 4

9' 9" x 9' 4" (2.97m x 2.84m) , with UPVC double glazed window to the front elevation, built-in wardrobe and radiator.

#### BEDROOM 5

9' 2" x 8' 3" (2.79m x 2.51m) , with UPVC double glazed window to the rear elevation, built-in wardrobe and radiator.

#### SHOWER ROOM

6' 5" x 6' 1" (1.96m x 1.85m) , with UPVC double glazed window to the rear elevation, tiled flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and shower, underfloor heating, spotlighting and extractor fan.



#### BATHROOM

8' 5" x 7' 2" (2.57m x 2.18m) , with UPVC double glazed window to the rear elevation, tiled flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin with cupboard space below, corner bath and walk-in shower cubicle, heated towel rail, spotlighting and extractor fan.





## OUTSIDE

To the front of the property there is an imprinted resin "in and out" driveway with bespoke gates and decorative gravelled areas with flowerbeds surround. Part of the double Garage has been converted to an office space with a WC. To the side of the property there is a hardstanding area with a garden shed and to the rear of the property there is a large patio seating area, generous sized lawned gardens, raised flowerbeds with railway sleepers and a range of shrubs and trees, a woodchip play area and a variety of decked seating areas.

## OFFICE

10' 5" x 10' 4" (3.18m x 3.15m), with WC.



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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £10 commission to the individual member of staff who generated the appointment.

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### GETTING A MORTGAGE

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### NOTE

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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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### Ground Floor

Approx. 160.5 sq. metres (1727.6 sq. feet)



### First Floor

Approx. 99.4 sq. metres (1070.4 sq. feet)



Total area: approx. 259.9 sq. metres (2798.0 sq. feet)  
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.  
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