



King & Co.
ESTATE AGENTS

33 BELLE VUE ROAD, LINCOLN, LN1 1HH
£375,000





This unique detached family home is situated on Belle Vue Road and is approached over a double width, block paved driveway providing off street parking. A UPVC door allows access into the;

ENTRANCE PORCH

7' 8" x 6' 5" (2.34m x 1.96m max) Providing space for coats and boots, UPVC double glaze windows to front elevation, five flush ceiling down lighters, coving, and wood affect laminate flooring.

ENTRANCE HALL

With stairs rising to first floor, five flush ceiling down lighters, radiator and wood effect laminate flooring.

DINING ROOM

11' 7" x 14' 2" (3.55m x 4.33m max) Having windows to both front and side elevations, decorative coving with recessed lighting, ceiling rose, radiator and wood effect laminate flooring.

BREAKFAST KITCHEN

14' 11" x 18' 4" (4.56m x 5.60m reducing to 3.06m) Enjoying a comprehensive range of modern fitted units including;



Sink and drainer unit inset to work surface with cupboards, drawers and integral washer dryer below while the work surface continues along the neighbouring wall having five ring stainless steel gas hob inset with units above and below including integral dishwasher and freezer. Adjacent is a larger style unit housing oven and grill with further integral fridge and freezer units.

Also with; appropriate wall tiling, 14 flush ceiling down lighters, further range of units to eye and base level creating generous storage space, radiator, discrete, integrated wine cooler, and UPVC door allowing access out to the rear decked garden with its superb elevated views.

LOBBY

Providing space for coats and boots and door to;

SHOWER ROOM

Having fully tiled shower enclosure with "Mira" mixer shower unit, close couple WC, contemporary style wash hand basin with mixer tap and cupboard. Also with; three flush ceiling down lighters, obscure window to side elevation, chrome effect heated towel rail and being tiled to all walls and floor.

STUDY

8' 1" x 8' 5" (2.47m x 2.58m) Accessed from the main entrance hall as a private space for working. With window to side elevation, access to loft space, coving, two flush ceiling down lighters, radiator and wood effect laminate flooring.

FIRST FLOOR LANDING

Having stairs rise to second floor, five flush ceiling down-lighters, coving, radiator and carpet.

SITTING ROOM

15' 3" x 14' 11" (4.65m x 4.55m) Boasting UPVC double doors leading onto an enclosed balcony giving fabulous views out over Lincoln; further window to side elevation, gas fire with surround to part of one wall, decorative coving, ceiling rose, two wall light points, radiator and carpet.

BEDROOM 2

10' 0" x 14' 11" (3.05m x 4.56m max) Offering window to front elevation, fitted sliding door wardrobes to majority of one wall, further fitted over stairs storage cupboard with shelving, oversized fully tiled shower enclosure with "Mira" electric shower unit, coving, radiator and carpet.





WC

Close couple WC, wash hand basin with cupboard below, window to side elevation, radiator, under stairs cupboard and wall tiling.

SECOND FLOOR

BEDROOM 1

8' 11" x 14' 9" (2.74m x 4.52m) Offering two Velux windows, fitted wardrobes to majority of one wall, part sloping ceiling, fitted bedroom furniture including dressing table and two bedside tables included;

EN SUITE

Panelled bath with chrome mixer taps and shower attachment, close coupled WC, floating sink with drawer below, chrome ladder effect heated towel rail, vertical radiator, Velux window and tiled to all walls.

OUTSIDE

Double width block paved driveway allows access to the;

Garage/Store (2.11m x 2.58m)

Having been partly converted to allow the creation of the study with roller door and further pedestrian door inside allowing access into the study.

A pathway extends from the driveway down one side of the property, allowing access to the rear garden.

Being west facing it boasts large timber decked area which stands adjacent to the kitchen giving an ideal Al fresco dining space.

Also with; timber fencing and low level brick wall to boundaries and external water tap



ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.