



Gregg Hall Crescent, Lincoln LN6 8AQ

welcome to

Gregg Hall Crescent, Lincoln

This well presented and spacious family home is located on a generous plot within a sought after residential area. Benefitting from modern accommodation throughout, well-proportioned bedrooms, bay fronted lounge and a fully enclosed rear garden.

Entrance Hall

With double glazed front door, stairs rising to first floor and tiled flooring.

Lounge

With double glazed bay window to the front, fireplace with marble hearth and radiator.

Kitchen / Diner

With double glazed window to the rear, a modern fitted kitchen in a range of wall and base units with granite work surfaces, sink and drainer, space for fridge freezer, integral dishwasher, space for washing machine, travertine flooring, integral electric oven, induction hob with extractor fan above, inset ceiling lights, radiator and sliding door opening to:-

Conservatory

Of a quarter brick and uPVC construction with double glazed door accessing the rear garden.

Bedroom Four

With double glazed French doors opening to the rear garden, double glazed window to the front, radiator and door to:-

Potential Bathroom

With plumbing installed.

First Floor Landing

With stairs rising from entrance hall and loft access point.

Bedroom One

With double glazed bay window to the front, radiator and fitted wardrobe.

Bedroom Two

With double glazed window to the rear and radiator.

Bedroom Three

With double glazed window to the front and radiator.

Bathroom

With two double glazed windows to the rear, bath with wall mounted shower over, wc, wash hand basin, tiling to the walls and floor, heated towel rail and extractor fan.

Outside

Property benefits from a driveway to the front providing off road parking for up to two cars and gated side access to the rear garden. Alongside the driveway is a hedge fronted area of lawn and pathway leading to the front door. To the rear is a generous and fully enclosed garden which is mainly laid to lawn with a patio area ideal for seating and a large wooden outbuilding.





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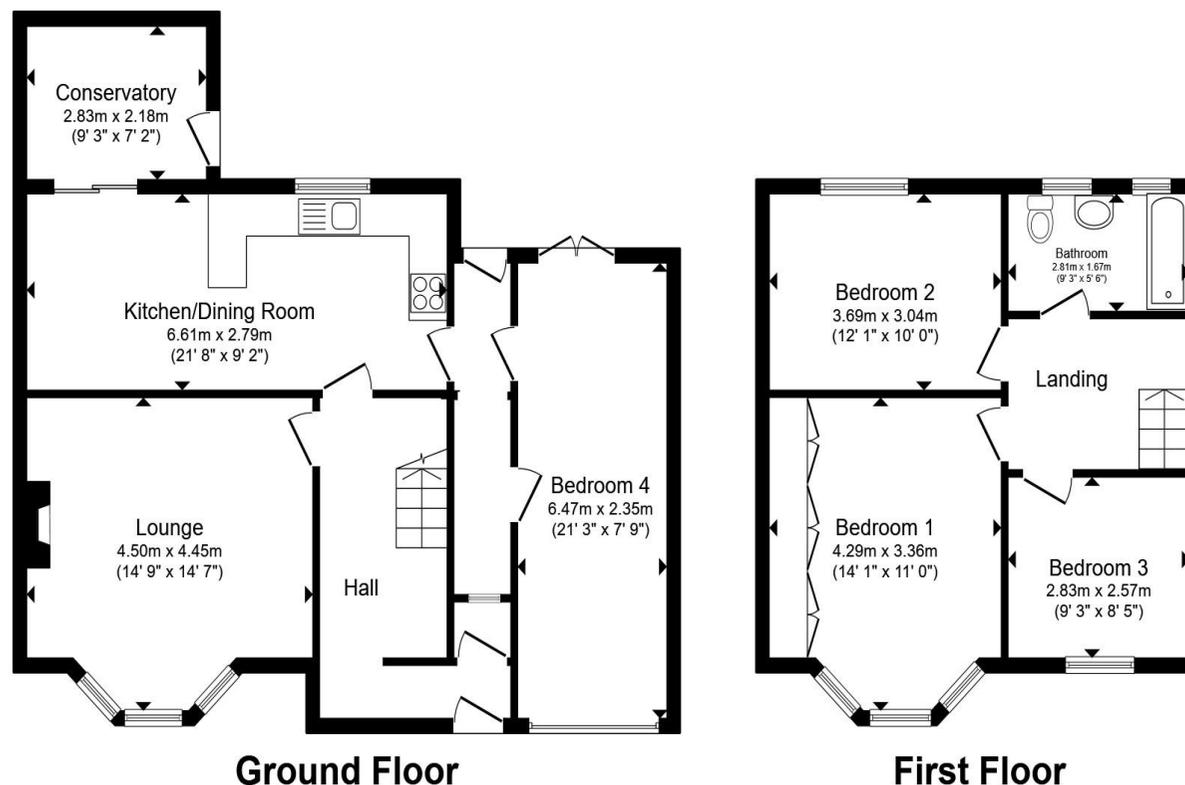
Gregg Hall Crescent, Lincoln

- SPACIOUS & BEAUTIFULLY PRESENTED HOME
- FOUR GENEROUS BEDROOMS
- OAK DOORS THROUGHOUT
- FRONT & REAR GARDENS
- OPEN PLAN KITCHEN/DINER WITH TRAVERTINE FLOORING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£360,000



Total floor area 120.7 m² (1,299 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LCR123760 - 0002

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