

TOWN & CITY

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10 JACOBAN ROAD, LINCOLN. LN6 3RB



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10 JACOBAN ROAD, LINCOLN. LN6 3RB

This is a modern detached family residence situated in the popular residential area of Doddington Park to the south of the historic City of Lincoln.

The well presented accommodation comprises; Entrance Hall, Cloakroom, Sitting Room, Kitchen, Dining Room, Conservatory; Four Bedrooms and a Family Bathroom with contemporary appointment.

There is a driveway providing off street parking and access to the detached single garage with an area of low maintenance garden to the front. The rear garden has been delightfully landscaped for easy maintenance and comprises paved seating areas with an accompanying range of flowering plants and established shrubs. The garden overlooks the woodland to the rear which provides the property with a good measure of privacy.

A formal viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL having uPVC main entrance door with decorative glazed panel, staircase up to first floor with handrail and dado rail; ceiling light, radiator, dado rail, power point and electric consumer unit. Under stairs storage cupboard provides additional storage space. Door through lounge and to:

CLOAKROOM [7' 3" x 2' 8" (2.21m x 0.81m)] having uPVC obscure glazed window to side aspect; low level WC, wash hand basin set to vanity unit, chrome ladder back style radiator/towel rail. Mirror fronted bathroom cabinet, full height tiling to all walls, carpeted floor, a glass shelf and dado rail.

SITTING ROOM [16' x 11' 6" (4.87m x 3.50m)] having large uPVC double glazed window overlooking the front garden; Adams style wood fire surround with marble style hearth/back and inset gas fire. Carpeted floor, coving, ceiling light, radiator, dado rail, TV aerial point and power points. Double wooden panelled doors to dining room.



Sitting room

KITCHEN [15' 2" x 8' 3" (4.62m x 2.51m)] having uPVC double glazed window overlooking the rear garden; fully fitted modern style base and eye level units with bullnose work surface areas, inset one and half bowl sink unit with mixer taps; tiled splash backs and dado rail height. Wall mounted Worcester gas fired central heating boiler (approximately 4 years old); inset Stoves four ring gas hob with fitted Indesit oven below. Space for undercounter washing machine, drier and dishwasher, room for upright fridge/freezer. Laminate tile effect flooring, fluorescent lighting strip, coving

and power points. uPVC obscure glazed exterior door to rear garden, doors through to hallway and to:



Kitchen

DINING ROOM [13' x 9' 4" (3.96m x 9' 4" (3.96m x 2.84m)] having two wooden panelled doors through to the lounge, carpeted floor, radiator, ceiling light, coving, dado rail, TV aerial point and power points. French doors through to:



Dining room

CONSERVATORY [12' 8" x 10' 2" (3.86m x 3.10m)] having double French doors to the patio seating area and rear garden; a very useful addition to the living space with low brick wall base, tiled floor and power points.

FIRST FLOOR

LANDING having uPVC double glazed window to side aspect; built in airing cupboard with hot water cylinder and shelving, ceiling light, power point and access to roof space.

BEDROOM 1 [13' 6" x 8' 8" (4.11m x 2.64m)] having uPVC double glazed window overlooking the front garden; built in wardrobes with sliding doors, fan/ceiling light, carpeted floor, coving, radiator and power points.



Bedroom 1

BEDROOM 2 [13' 1" x 8' 7" (3.98m x 2.61m)] of excellent proportions, uPVC double glazed window overlooking the rear garden and woodland beyond; carpeted floor, coving, ceiling light, radiator and power points.



Bedroom 2

BEDROOM 3 [10' 1" x 9' 1" (3.07m x 2.77m)] having uPVC window overlooking the rear garden and woodland beyond; carpeted floor, coving, ceiling spot light fittings, radiator and power points.

BEDROOM 4 [10' 4" x 9' 1" (3.15m x 2.77m)] having uPVC double glazed window overlooking the front garden; bulkhead area over staircase, carpeted floor, ceiling spot light fittings, radiator, coving and power points.

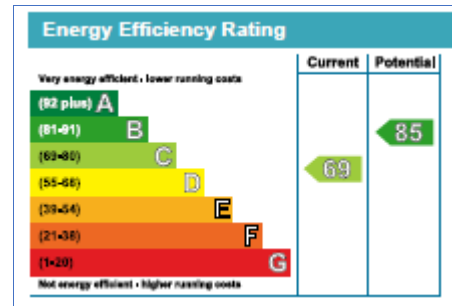


Bedroom 4

FAMILY BATHROOM [7' 4" x 6' 1" (2.23m x 1.85m)] recently installed to a very good standard having fully fitted suite comprising; panelled bath with taps and electric shower with full height tiling above; low level WC, wash hand basin set to vanity surround/cabinet with shelving and fitted illuminated vanity mirror above. Ladder back style chrome radiator/towel rail, wall mounted mirror fronted bathroom cabinet and carpeted floor.



Family bathroom



OUTSIDE

To the front of the property is a low maintenance area of garden with rockery and plants. There is a block paved driveway providing off street parking and access to the **GARAGE** [16' 1" x 8' 2" (5.51m x 2.49m)] having remote control roller doors with light fitting and power points. Built in shelving to two sides with storage available above.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888; Fax: 01522 589988;

Email: lincoln@robert-bell.org;

Website: <http://www.robert-bell.org>



Brochure printed 13.6.16

DISCLAIMER

Messrs Robert Bell and Company for themselves and for the vendors or lessors of this property whose agents they are give notice that:

A wooden gate leads to the delightfully landscaped rear garden comprising a mixture of flagstone and shale; a flagstone patio/seating area and an additional block paved seating area. There are flowerbeds/borders containing a variety of flowering plants, established shrubs and trees. The garden backs onto woodland, giving the property some measure of privacy.

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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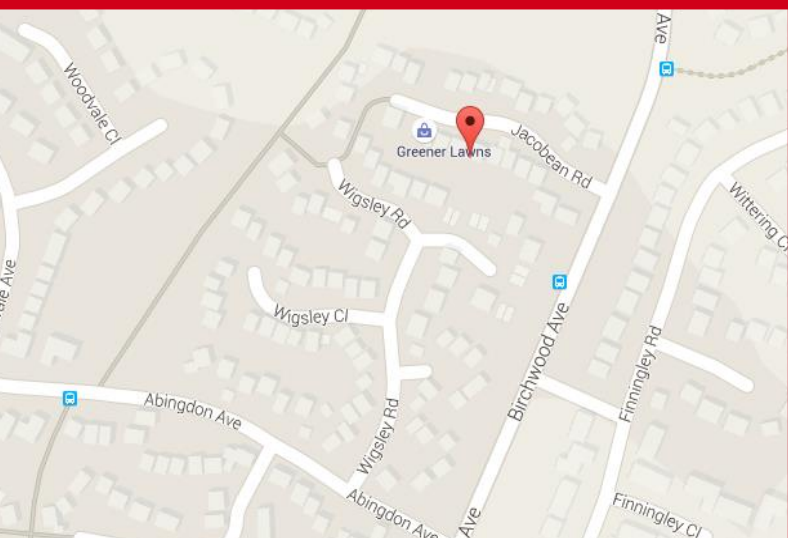
Ground Floor

First Floor

Approximate Gross Internal Area
(Excluding Garage)
Ground Floor = 62.4 sq m / 672 sq ft
First Floor = 50.1 sq m / 539 sq ft
Total = 112.5 sq m / 1211 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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