



5 Eastholm

Lincoln, LN2 4RU

£175,000

A well presented modern semi-detached home positioned in a cul-de-sac location, North of the historic Cathedral and University City of Lincoln. The internal accommodation briefly comprises of Entrance Hallway, Cloakroom, Lounge, Kitchen Diner and First Floor Landing leading to three Bedrooms and Family Bathroom. Outside there are gardens to the front and rear and a driveway to the side providing off road parking and giving access to the attached Single Garage. Viewing of the property is highly recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln along Wragby Road, at the traffic lights proceed straight across on to Bunkers Hill. Proceed along and turn right on to Hawthorn Road, then left on to Hawthorn Chase and then left again on to Eastholm where the property can be found on the left hand side.

LOCATION

Positioned in a cul-de-sac location just off Hawthorn Road, North of the historic University and Cathedral City of Lincoln. The property is close to a wide range of local amenities on the Carlton Centre and along Wragby Road. Lincoln City Centre and the A46 bypass are also easily accessible.





ENTRANCE HALLWAY

With uPVC double glazed external door to front elevation, stairs to the First Floor Landing, radiator, coving to ceiling and doors to the Cloakroom and Lounge.

CLOAKROOM

With uPVC double glazed privacy window to front elevation, low level WC, wash hand basin with tiled splash-back, radiator and coving to ceiling.

LOUNGE

14' 11" x 12' 1" (4.55m x 3.68m) With uPVC double glazed window to front elevation, fire surround with marble hearth and gas fire inset, radiator, coving to ceiling and door to the Kitchen Diner.



KITCHEN / DINER

15' 6" x 9' 9" (4.72m x 2.97m) With uPVC double glazed window and double doors to the rear garden, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiled splash-backs, stainless steel sink unit and drainer with mixer tap, integral electric oven with four ring gas hob and extractor fan over, integral fridge freezer, plumbing and space for washing machine, radiator, coving to ceiling, extractor fan and under stairs storage cupboard.

FIRST FLOOR LANDING

With banister rail, access to roof void, radiator, coving to ceiling, uPVC double glazed window to side elevation and doors leading to three Bedrooms, Family Bathroom and the airing cupboard housing the hot water cylinder.

BEDROOM 1

11' 3" x 8' 10" (3.43m x 2.69m) With uPVC double glazed window to rear elevation, built-in wardrobes, radiator and coving to ceiling.



BEDROOM 2

12' 0" x 8' 10" (3.66m x 2.69m) With uPVC double glazed window to front elevation, radiator and coving to ceiling.

BEDROOM 3

8' 2" x 6' 3" (2.49m x 1.91m) With uPVC double glazed window to rear elevation, radiator and coving to ceiling.



FAMILY BATHROOM

7' 6" x 5' 8" (2.29m x 1.73m) With uPVC double glazed privacy window to front elevation, suite to comprise of low level WC, wash hand basin and bath with mains shower over, partly tiled walls, radiator, spotlights to ceiling, coving and extractor fan.



Ground Floor



First Floor



OUTSIDE

To the front there is a lawned garden with a gravelled driveway to the side providing off road parking and giving access to the attached Single Garage. The rear garden is principally laid to lawn with a patio seating area, flower beds and rear access to the Attached Garage.

ATTACHED GARAGE

16' 10" x 8' 9" (5.13m x 2.67m) With an up and over door, light and power.

WEBSITE

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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