



Stocking Way, Lincoln, LN2 4FX

- Modern Detached House
- 3 Bedrooms
- Stunning Kitchen Diner
- Entrance Hall, Lounge & Downstairs WC
- Master En Suite & Bathroom
- Larger Than Average Rear Garden
- Garage & Parking For 3 Cars
- Walking Distance To Lincoln Carlton Academy Primary

Offers In Excess Of £230,000

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Stocking Way, Carlton Boulevard, Lincoln, LN2 4FX

Enjoying prime location within the northern outskirts of Lincoln city centre is this modern 3 bedroom detached home. Internal accommodation comprises entrance hall, downstairs WC, lounge, modern fitted kitchen which was fitted approximately 2 years ago with integral appliances. Rising to the first there are 3 bedrooms, master bedroom benefitting from en suite and a 3 piece family bathroom. Furthermore the property enjoys a larger than average predominantly laid to lawn rear garden with 2 paved seating areas. Further benefits of the property includes being within walking distance to local amenities such as schooling at all levels, Carlton Centre shopping complex with a range of retail and independent stores, regular bus service to and from Lincoln city centre. To arrange a viewing contact Starkey&Brown.

Entrance Hall

Having composite front door, radiator and access to:

Downstairs WC

Having low level WC, corner wash hand basin unit and uPVC double glazed frosted window.

Cloakroom

Having stairs rising to first floor.

Lounge

16' 1" x 10' 7" (4.90m x 3.22m)

Having uPVC double glazed bay window to front aspect, radiator and coved ceiling.

Kitchen

17' 10" x 11' 1" (5.43m x 3.38m)

Having a range of handleless soft closing base and eye level units with counter worktops, double oven, dishwasher, 4 ring hob with extractor hood over, one and a half sink and drainer unit, fridge freezer and French doors leading onto rear garden.

First Floor Landing

Having loft access and double glazed window to side aspect.

Bedroom 1

10' 7" x 13' 4" max (3.22m x 4.06m)

Having double glazed window to front aspect and radiator. Access to:

En Suite

3' 11" x 10' 7" max (1.19m x 3.22m)

Having shower cubicle, low level WC, pedestal wash hand basin unit, extractor fan and uPVC double glazed frosted window to side aspect.

Bedroom 2

11' 2" x 10' 10" (3.40m x 3.30m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 3

6' 8" min x 7' 3" min (2.03m x 2.21m)

Having uPVC double glazed window to front aspect, radiator and built in storage cupboard.

Family Bathroom

Having uPVC double glazed obscured window to the rear aspect, panelled bath with shower head, low level WC, pedestal hand wash basin and radiator.

Outside Rear

Having enclosed garden with fenced perimeters, being mostly laid to lawn with 2 paved patio seating area and access to the side of the property. There is additional 2 block paved parking spaces to the front of the property.

Outside Front

Having tarmac driveway with parking 1 vehicle and access to:

Single Garage

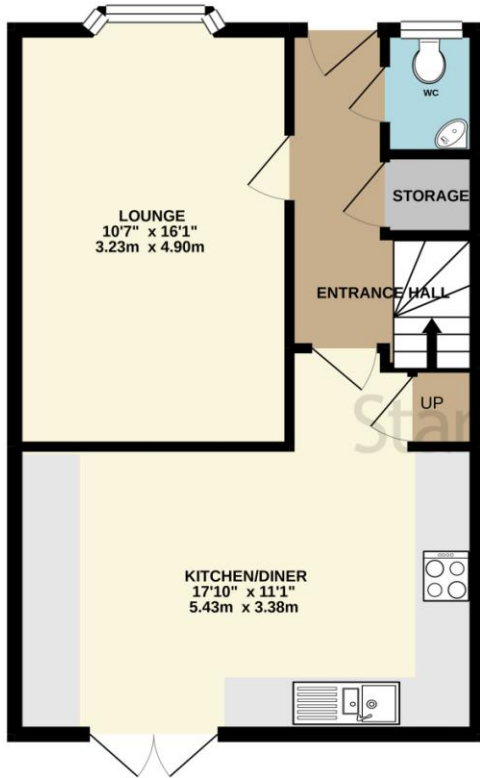
Having up and over door, power and lighting.

Council Tax Band: D

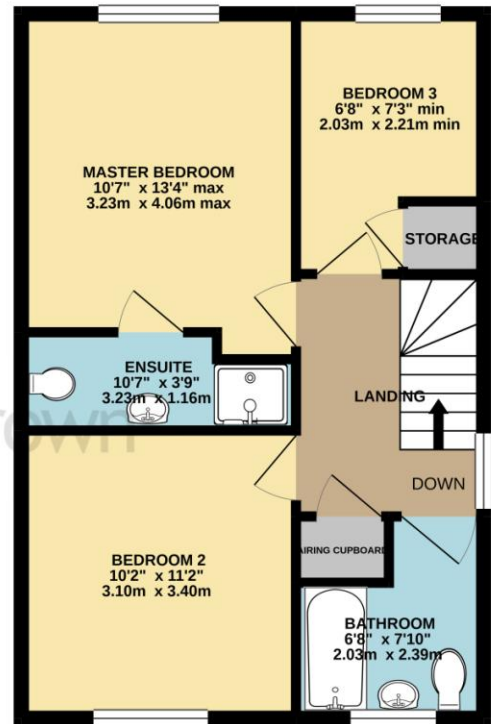




GROUND FLOOR



1ST FLOOR



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