

## Blackfriars Road, Lincoln, LN2 4WS



Asking Price £245,000 Freehold



**\*\* NO CHAIN\*\*** Situated within the popular Carlton Boulevard area is this modern 4 Bedroom town house over three stories, having just under-gone complete re-decoration, re-modeled bathroom and new flooring throughout, comprising briefly of: A welcoming "U" shaped entrance hall leading to a modern kitchen diner with patio door to rear garden, including integrated appliances and access to a utility room. further benefiting from a ground floor WC.

Rising to the first floor is a large living room measuring 17'3" in length and the master bedroom with access to an en-suite shower room. The top floor comes with 3 generous sized bedrooms, use of a 3-piece re-modeled family bathroom suite. Finishing off the second floor is a spacious landing area, which can provide a study area.

To the rear of the property, there is a easy to maintain garden with access to a single garage and driveway parking at the rear, The whole property has uPVC double-glazing and gas central heating throughout with radiators to all rooms providing an EPC rating of: C, Council Tax Band: D.

Situated in the popular Carlton Boulevard area, the home is ideal for a growing family. Nearby amenities include Lincoln Carlton Academy, Carlton Centre shopping complex with a range of nationwide retailers, a doctor's surgery, and a gym. For more information or to arrange a viewing, contact Belvoir. Freehold with No Chain.

# BELVOIR!

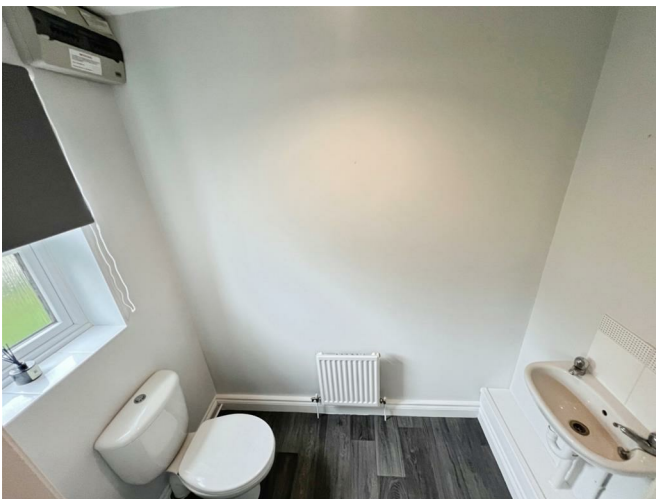
Belvoir Sales and Lettings- Sleaford  
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

## Hallway 11'4" x 17'3"



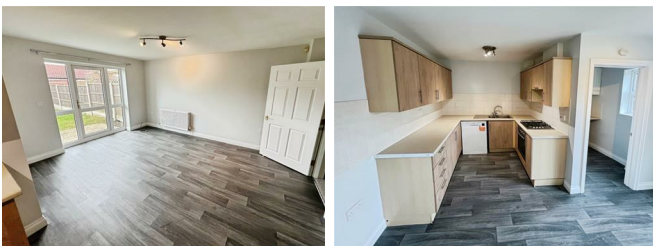
The property is entered through an upper glazed UPVC door with frosted glass and portico over into the generous "U" shaped hallway which provides lots of space for a growing family with perhaps pushchairs or similar needs. It has brand new carpeted flooring and doors leading to WC and Kitchen/Diner with the staircase and window to front elevation at the far end. Smoke alarm, room thermostat, and two pendant lights.

## WC



Window to front elevation with frosted glass, close-coupled toilet, wall-mounted sink, vinyl flooring and consumer unit and alarm keypad for the house is located in here.

## Kitchen/Diner 13'7" x 17'3"



Two windows to the rear elevation with upper glazed UPVC door to rear garden and an internal door to the utility room. brand new vinyl flooring. The kitchen has

been modernised with new doors and drawer fronts, retaining existing laminate worktops, one and half bowl sink with mixer tap, splash back tiling, integrated dishwasher, electric oven with 4 ring gas hob and extractor hood above.

## Utility 4'9" x 5'10"



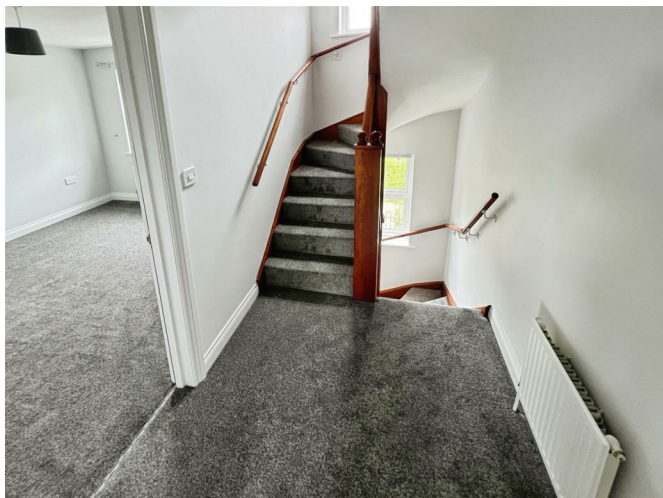
Window to rear elevation, wall mounted Ideal classic boiler with time clock under-neath, laminate worktops and wall mounted cupboards with space and plumbing for a washing machine and extractor fan located on the ceiling.

## Living Room 10'4" x 17'3"



A 17 foot long family room with two windows to the rear elevation, carpeted flooring, TV points, SKY cabling and pendant lighting.

## 1st Floor Landing 11'4" x 6'0"



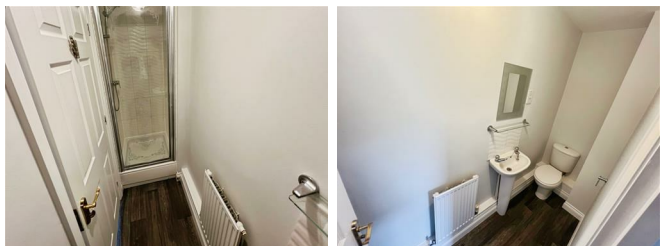
Window to front elevation half way up the stairs leading to a spacious landing with doors to Living Room and Master bedroom.

## Main Bedroom 11'3" x 11'0"



Window to front elevation, new carpeted flooring and pendant lighting and door to en-suite.

## En-suite 2'11" x 11'0"



Having shower cubicle with mixer shower,

close-coupled toilet, pedestal sink, vinyl flooring and extractor on the ceiling.

## 2nd Floor Landing 15'1" x 11'5"



Window to front elevation half way up the stairs, generous sized landing with airing cupboard housing hot water tank, new carpeted flooring and pendant lighting.

## Bedroom 2 11'6" x 11'2"



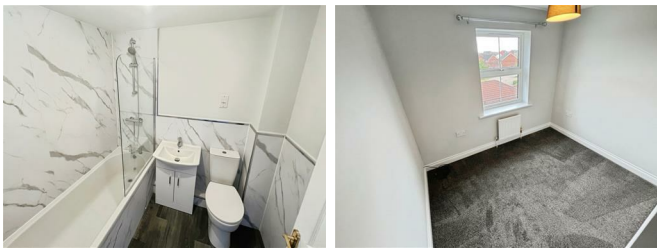
A large bedroom with window to front elevation, new carpeted flooring and pendant lighting.

## Bedroom 3 6'6" x 9'2"



Window to rear elevation, new carpeted flooring and pendant lighting.

## Bedroom 4 9'10" x 7'9"



Window to rear elevation, new carpeted flooring and pendant lighting.

## Bathroom 6'5" x 5'6"

A remodeled bathroom with mermaid boarding around paneled bath and extending to all walls at half height, bar mixer shower and a separate bath mixer tap, modern sink with mono-bloc tap and vanity unit under-neath, close coupled toilet, new vinyl flooring, chrome heated towel rail, shaver socket and extractor fan in the ceiling.

## Outside



The front of the property is set behind some wrought iron railings, with lawn a small area of lawn to the front elevation with a stepped pathway leading to the front

door.

The rear garden is laid mainly to lawn with a rear gate leading through an passageway to the single garage and parking at the rear.

## Garage and Driveway



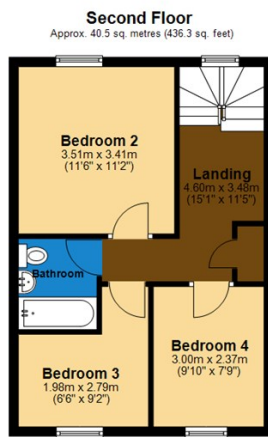
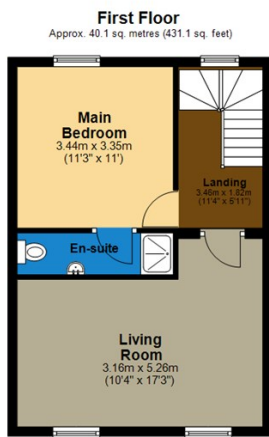
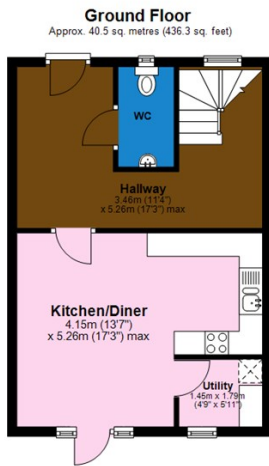
The rear garage and drive is accessed by car from Whitefriars Road, then into Whitefriars Close around the corner and has an opening passageway leading to the rear garden gate.

## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

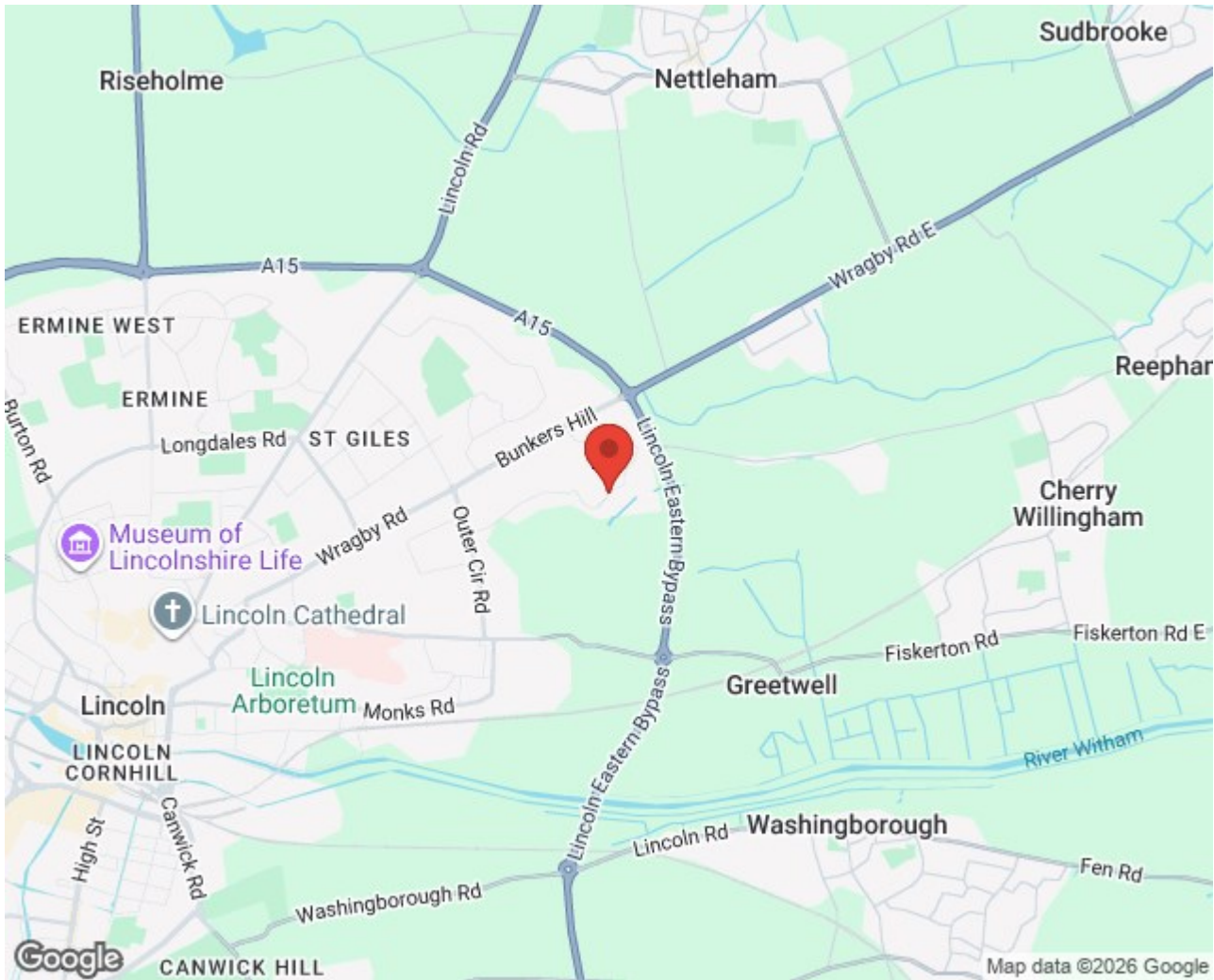
## **Financial Services**

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.



**Total area: approx. 121.1 sq. metres (1303.7 sq. feet)**

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.  
Plan produced using PlanUp.



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | <b>75</b>               | <b>88</b> |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
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