



Rivermead, Lincoln, Lincolnshire,
LN6

Asking Price: £415,000

Tenure: Freehold



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Council Tax Band: E
EPC Rating: C
Local Authority: City Of Lincoln Council, Lincoln

Other important information which you will need to know about this property can be found at your-move.co.uk

STUNNING FOUR DOUBLE BEDROOM FAMILY HOME Nestled down a quiet cul-de-sac is this substantial family home which is in turn-key condition & is perfect for any buyers looking to move up the property ladder to space out. BOOK YOUR VIEWING NOW! City of Lincoln Council-Band E.

Hall
Oak part glazed entrance door, stairs rising to first floor, storage cupboard, radiator.

WC
Having low level WC, wash hand basin.

Living Room
Double glazed window to front aspect, radiator, double doors opening into:

Kitchen-Diner
Social kitchen-diner being fitted with a range of eye level wall and base units with contrasting work surfaces fitted over, Range gas cooker with extractor hood over, double glazed window to rear aspect, two sets of uPVC double doors to rear aspect, sink with drainer and mixer tap over, integrated dishwasher & wine cooler, fashion radiator.

Utility Room
Fitted work surfaces, space and plumbing for appliances, heated towel rail.

Study
Double glazed window to front aspect, radiator.

Landing
Having loft access, two storage cupboards.

Bedroom 1
Double glazed window to front aspect, fitted wardrobes, radiator.

Ensuite
Comprising of shower cubicle, low level WC, vanity wash hand basin, double glazed frosted window to front aspect, storage cupboard, radiator.

Bedroom 2
Double glazed window to rear aspect, fitted wardrobes, radiator.

Bedroom 3
Double glazed window to front aspect, radiator.

Bedroom 4
Double glazed window to rear aspect, radiator.

Bathroom
Four piece suite comprising of free standing bath tub, shower cubicle, low level WC, wash hand basin, double glazed frosted window to rear aspect, heated towel rail.

Double Garage
Half converted (formerly used as a games room), other half still used as a garage. Two manual up and over doors, power and light to both.

Outside
Block paved driveway to the front of the property providing ample off street parking as well as a lawned area. The rear garden is mainly laid to lawn with a large patio area & decking area. The garden wraps around the side of the property where there is a low maintenance courtyard area.

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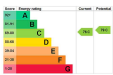
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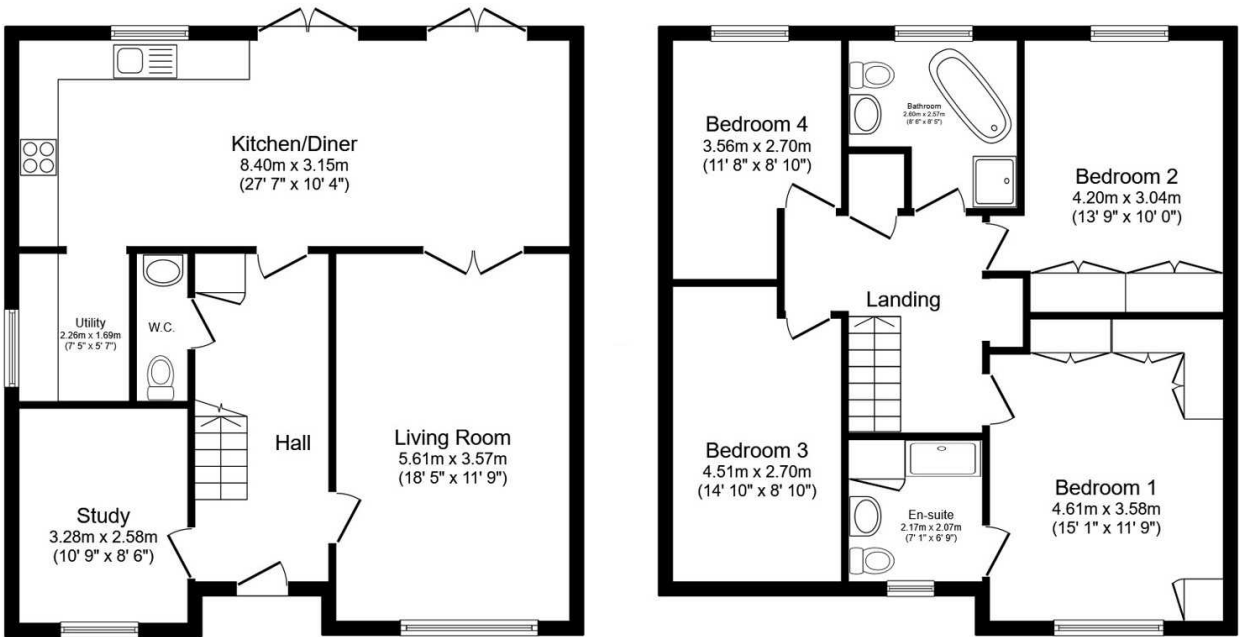
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 144.7 sq.m. (1,557 sq.ft.) approx

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