

**Lovely On Every  
Level. Deansleigh  
Lincolnshire Lincoln  
Lincolnshire LN1 3QB  
Guide Price £200,000  
Freehold**

**haart**  
LINCOLN AND NORTH HYKEHAM



**01522 217126**  
Available 8am -10pm every day  
[haart.co.uk](http://haart.co.uk)

Ref: HRT017335400

**Guide Price £200,000 - £220,000** This stunning four bedroom three storey townhouse is located on a popular modern development just North of Lincoln City Centre, the accommodation is extremely versatile and would suit the modern family. Not to be missed!

- **Four Bedrooms**
- **Three Storey**
- **Town House**
- **En Suite**
- **Driveway & Garage**
- **A Must View**



## **Entrance Hall**

Laminate wood flooring, carpeted stairs to the first floor, under stairs storage cupboard, radiator, doors to the adjoining rooms.

## **Cloakroom**

Comprising low level wc and wash hand basin.

## **Study/Bedroom Four 10'2" x 8'2" (3.1m x 2.5m)**

Laminate flooring, radiator, and double glazed French doors to the rear aspect opening out to the rear terrace.

## **Utility Room 5'9" x 7'0" (1.77m x 2.15m)**



Space and plumbing for appliances, access door to the rear aspect opening to the rear garden.

### **First Floor Landing**

Carpeted with stairs to the second floor, double glazed window to the front aspect and doors to the adjoining rooms.

### **Kitchen / Diner 15'6" x 8'10" (4.73m x 2.71m)**

Fitted in a matching range of base and eye level units with complimenting work surface over, incorporating a stainless steel sink and drainer, space and plumbing for appliances, built-in electric oven with hob and extractor hood over. With radiator, laminate flooring throughout and double glazed French doors opening to a Juliette balcony to the front aspect.

### **Living Room 10'3" x 15'7" (3.13m x 4.75m)**

Laminate flooring throughout, radiator, double glazed window to the rear aspect and double glazed French doors opening to a Juliette balcony to the rear aspect with views over the rear garden.

### **Second Floor**

Carpeted with doors to the adjoining rooms and storage cupboard.

### **Bedroom One 13'3" x 8'6" (4.05m x 2.6m)**

Carpeted with double glazed window to the rear aspect and radiator under.

### **Ensuite Shower Room**

Comprising shower enclosure, low level wc and wash hand basin.

### **Bedroom Two 10'4" x 6'8" (3.17m x 2.05m)**

Carpeted with double glazed window to the rear aspect and radiator under.

### **Bedroom Three 8'11" x 8'6" (2.72m x 2.6m)**

Carpeted with double glazed window to the front aspect and radiator under.

### **Bathroom 5'6" x 6'8" (1.68m x 2.05m)**

Comprising panelled bath, low level wc and wash hand basin. With tiled flooring, part tiled wall, radiator, frosted double glazed window to the front aspect.

### **Agents Note**

As the vendor of the property is associated with an employee of the Spicerhaart Group, there is a declaration of interest so section 21 of the Estate Agency Act 1979 will apply.

# haart

Located in a popular modern development just North of Lincoln City Centre, this four bedroom property is set over three floors and is ideal for modern family living. The accommodation is well presented and comprises: Ground Floor - entrance hall, study/bedroom 4, WC & Utility Room. First Floor - lounge, kitchen diner. Second Floor - master bedroom with en suite, two further bedrooms and family bathroom. Furthermore, the loft has been part boarded for storage and has electricity.

The property enjoys open views to rear and has a pretty rear garden which has outside seating area, lawn and decorate borders all fully enclosed by fencing which in turn has gated access to the bin area which then has access to front. The front of the property has driveway parking and gives access to the integral garage.

The local area is bursting with plenty of amenities including schools, supermarkets, shops, restaurants and much more - there are also

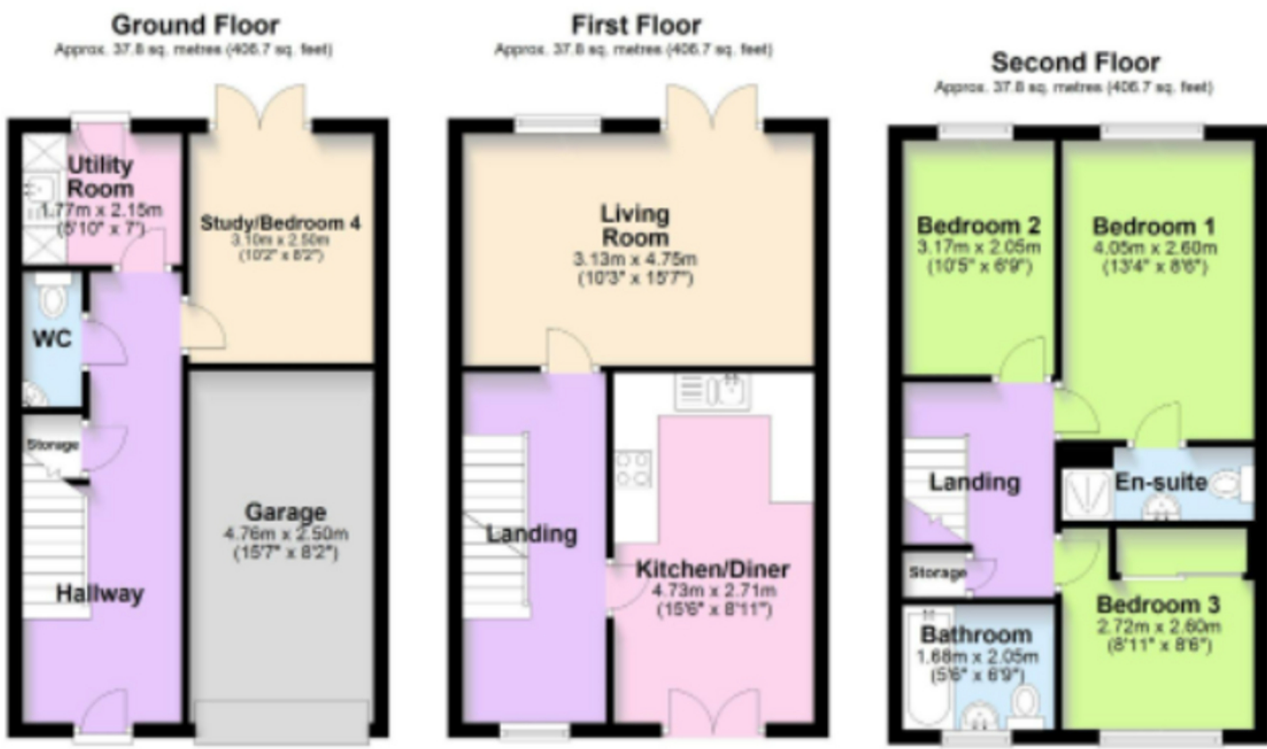
excellent transport links to the A46 bypass ensuring ease of access for any commuters.

Viewing is highly advised - make your appointment today!



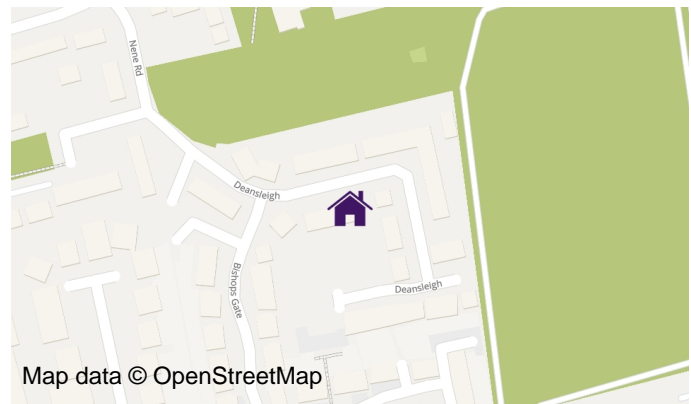






Total area: approx. 113.4 sq. metres (1220.2 sq. feet)

This floor plan is for illustration purposes only.  
Plan produced using PlanUp.



Map data © OpenStreetMap

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	<b>80</b>	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

haart is a trading style of Spicerhaart Limited (Registered No. 3094936). Registered Office: Colwyn House, Sheepen Place, Colchester, Essex CO3 3LD.

haart is the seller's agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. haart makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your haart representative as soon as possible so we can make the necessary correction. The services at the property have not been tested.

HRT\_017310\_008908



\* H R T 0 1 7 3 1 0 8 9 0 8 \*