

**36 Lincoln Road, Parkstone,
Poole, Dorset, BH12 2HY**



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36 Lincoln Road, Parkstone, Poole, Dorset, BH12 3HY

FREEHOLD PRICE £350,000

An attractive, well presented three bedroom turn of the century detached home, with a wraparound landscaped garden, located within 700 yards of Branksome Recreation Ground and within 500 yards of local shops. The property includes a kitchen/dining room with integrated appliances that is set at the rear of the property with double glazed doors opening onto a raised deck area, a cosy lounge at the front with a lovely bay window, looking out onto the front garden with a nice degree of privacy. Upstairs there are 2 double bedrooms, a single bedroom/office with a modern bathroom. The fantastic kitchen/dining room is set at the rear of the property and has double glazed doors opening onto a raised deck area, which is ideal for outside dining. Additional features include gas central heating and double glazing, laminate flooring throughout and modern decor. Currently there is no off road parking, however this is easily changed by removing the rear fence and using part of the rear garden, or by landscaping the front garden, like many have in the road.

- An attractive, turn of the century 3 bedroom detached home
- Delightful kitchen/breakfast room, fitted in a range of cream shaker style units with work tops over and fitted with integrated 4 ring gas hob, extractor, oven, microwave, dishwasher, washing machine and space for American style fridge/freezer
- Dining area with double doors out to a south facing timber raised deck
- Cosy lounge with bay window
- 2 double bedrooms with original fireplaces (painted for decorative purposes)
- Bedroom 3/office with fitted wardrobe and built in office desk shelving (this could be removed if wanting to use it as a 3rd bedroom)
- Modern bathroom with a compact bath with shower over, wash hand basin with vanity unit below and w.c
- Southerly facing rear garden with decked area, and steps down to an artificial lawn. The garden extends to the side with a large patio area and further lawned front garden
- Garden fully enclosed by timber fencing with access to the property via a side footpath and rear access via Fortescue Road
- Gas central heating, double glazing and a new boiler in 2019
- Replaced roof in 2020
- Area to the side of the property with potential for extension (subject to planning)
- On street parking outside, with potential for off road parking

Lincoln Road is conveniently located within a mile of Ashley Road in Parkstone, offering a wide range of shops restaurants, cafes and bars. Branksome Recreation Ground is 700 yards away and Poole Park is less than 2 miles away. The award-winning sandy beaches which the area is known for are less than 3 miles away, as are the town centers of both Poole and Bournemouth.

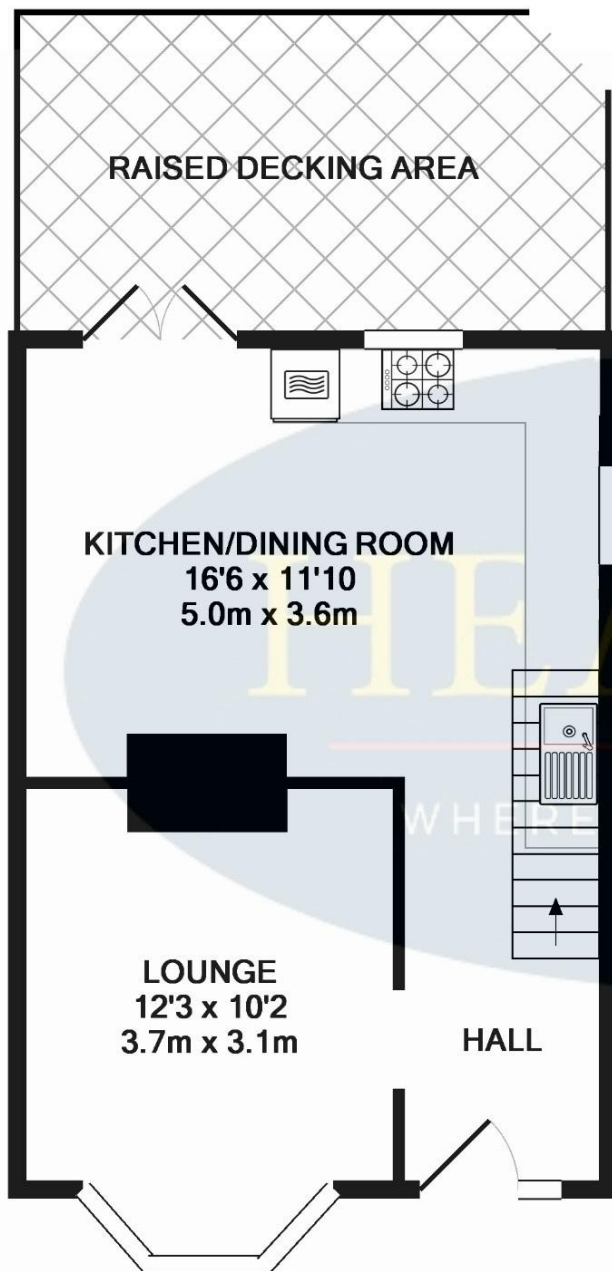
COUNCIL TAX BAND: C

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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