



Lincoln Road, Glinton PE6 7LW

£770,000



AGENTS NOTE: For illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.





#### ENTRANCE HALL

15' 6" x 6' 4" (4.72m x 1.93m) (approx) Door to front, radiator and stairs to first floor.

#### RECEPTION ROOM

11' 9" (min) (3.58m) 14' 2" (into bay) x 11' 8" (4.32m x 3.56m) (approx) Bay window to front.

#### FAMILY AREA ONE

10' 6" (min) (3.20m) 12' 5" (into bay) x 11' 8" (3.78m x 3.56m) (approx) Bay window to front, radiator and log burner.

#### KITCHEN / BREAKFAST

16' 1" x 11' 6" (4.90m x 3.51m) (approx) Fitted with a range of base and eye level units with work surfaces over, breakfast bar, integrated hob, integrated oven, integrated microwave and space for fridge / freezer. Window to rear.

#### FAMILY AREA TWO

9' 5" (min) (2.87m) 18' 5" (max) x 11' 2" (min) (5.61m x 3.40m) 15' 1" (max) (4.60m) (approx) L-shape. Window to rear, French doors to rear and radiator.

#### UTILITY ROOM

4' 7" x 9' 5" (1.40m x 2.87m) (approx) Sink unit with mixer tap and space for washing machine. Window to front.

#### SHOWER ROOM

7' 1" x 5' 8" (2.16m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle.

#### FIRST FLOOR LANDING

Cupboard.

#### BEDROOM ONE

8' 2" (min) (2.49m) 13' 1" (max) x 11' 9" (3.99m x 3.58m) (approx) Bay window to front and radiator.

#### EN-SUITE

3' 7" (min) (1.09m) 5' 8" (max) x 8' 5" (max) (1.73m x 2.57m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Heated towel rail.

#### BEDROOM TWO

11' 8" (min) (3.56m) 14' 0" (into bay) x 11' 9" (4.27m x 3.58m) (approx) Bay window to rear and radiator.

#### BEDROOM THREE

10' 8" (min) (3.25m) 11' 9" (max) x 12' 0" (3.58m x 3.66m) (approx) Window to rear and radiator.

#### BEDROOM FOUR

8' 6" (min) (2.59m) 11' 8" (into cupboard) x 9' 1" (3.56m x 2.77m) (approx) Window to rear and radiator.

#### BEDROOM FIVE

6' 4" x 8' 5" (1.93m x 2.57m) (approx) Window to front and radiator.

#### BATHROOM

8' 2" x 6' 3" (2.49m x 1.91m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and radiator.

#### STUDIO

14' 6" x 22' 4" (4.42m x 6.81m) (approx) French doors to rear, window to front, window to side and window to rear.

#### GARDEN ROOM

8' 8" (min) (2.64m) 11' 7" (max) x 11' 7" (max) (3.53m x 3.53m) (approx) French doors to rear, two cupboards and stairs to loft store.

#### AGENT NOTES

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