



## 18 Lincoln Road

, Hartlepool, TS25 2LJ

**£315,000**



Igomove take pleasure in listing this vastly extended, four bedroom detached residence location in the popular Fens area, it provides a host of desirable attributes which include; four spacious bedrooms, (master with large ensuite shower room) excellent family bathroom, separate WC, spacious lounge, delightful study, guest cloakroom, open concept kitchen dining and family room, useful utility room, entrance hallway, good size rear garden, three car driveway, UPVC double glazing, central heating, fabulous decor, fitted blinds, freehold.



Rendered facade, extensive block paved driveway for three vehicles, porch entry.

Entrance hallway stairs to the first floor accommodation, beautiful flooring, pastel decor, decorative coving.

Stylish lounge with bay window to the front elevation, decorative coving, beautiful decor.

Study located to the front of the property, ( converted from the garage), tasteful decor, superb flooring.

Guest cloakroom comprising close coupled WC and wash basin, ( converted from the garage), heated towel radiator.

Open concept extended kitchen/dining/family room with two sets of bifold doors which fully open into the garden, fitted with a host of shaker style larder, wall, base, and drawer cabinetry, complementary solid surfaces, fantastic breakfasting island with inset sink and chrome mixer tap, integrated wine cooler, bench seating, space for range cooker, integrated extractor, space for American fridge freezer, integrated dishwasher, ample space to dine and ample seating space to a snug area, fitted storage cupboard, roof lanterns, recessed spotlights, column radiators, stylish tiled flooring, media wall, inset shelving and contemporary fire, feature brick slip walls, tasteful decor.

Useful utility room with plumbing for washing machine and space to perform laundry duties, fitted with shaker style cabinetry, complimentary solid surfaces, inset sink with chrome mixer tap.

To the first floor;

Master double bedroom with front elevation window, delightful decor, decorative coving, laminate flooring, wall to wall fitted wardrobes, and with access to;

Ensuite shower room which comprises oversized shower enclosure, concealed cistern WC, and vanity wash basin, comprehensive fitted wall and base cabinetry, subway tiled backsplash, panelled ceiling, recessed spotlights.

Bedroom two is a good size double situated to the rear with fitted wardrobes, pristine decor.

Bedroom three and another double located to the rear with fitted wardrobes, superb decor.

Bedroom four is a well proportioned single room located to the front of the property, immaculate decor.

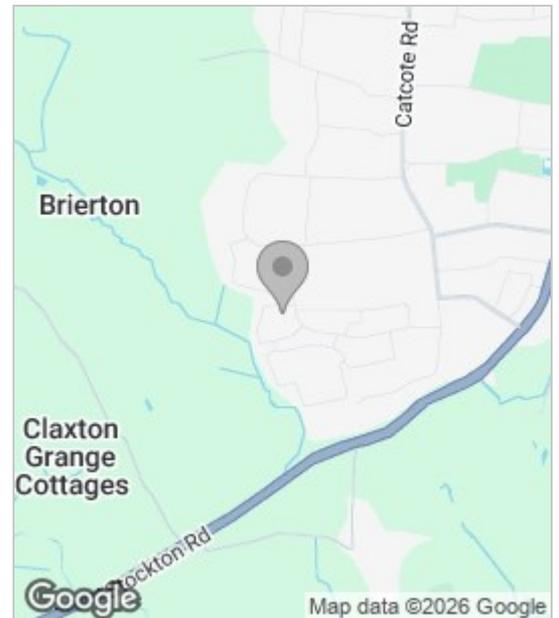
The family bathroom comprises bath with over bath shower and glass shower screen, vanity wash basin, fully tiled to walls and floor.

Separate WC, with complimentary tiling, and tiled floor.

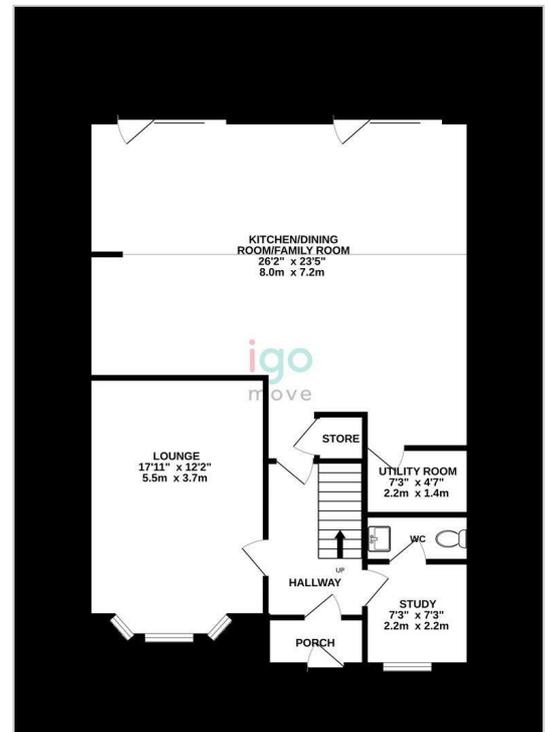
To the rear is an enclosed large garden laid to lawn with fantastic Indian sandstone patio areas and raised sleeper borders.

Extended homes of this high calibre in this location sell quickly, contact Igomove today to secure your viewing.

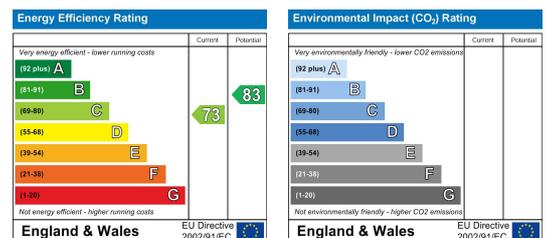
## Area Map



## Floor Plan



## Energy Efficiency Graph



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