



Sunfield Crescent , Lincoln



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£1,100 PCM

- ****Virtual Viewing Available****
- Well Presented 3 Bed Semi
- Deposit £1269.00
- Holding Deposit £253.00
- EPC Rating: D
- Council Tax Band: B
- Detached Single Garage



****Virtual Viewing Available**** Well Presented, Three bed semi with detached single garage and extended garden. Comprising of Entrance hall, Wc, open plan lounge through to dining room. Conservatory and Kitchen with ample storage. Upstairs there are Two double bedrooms, both with inbuilt wardrobes/storage and further single. Shower Room. Off road parking for two vehicles. Gas Central Heating. Available NOW!

Entrance Hall

Opening into from the front door with staircase up to the first floor.

Wc 3'9" x 2'9" (1.1m x 0.8m)

Wc with hand basin built into the top of the cistern. Window to the side elevation.

Lounge 11'3" x 11'11" (3.4m x 3.6m)

With window to the front elevation, opening into the:

Dining Room 8'7" x 9'11" (2.6m x 3m)

With sliding doors through to the conservatory



Conservatory 10'6" x 8'7" (3.2m x 2.6m)

With double opening patio doors into the rear garden

Kitchen 9'9" x 10'6" (3m x 3.2m)

With a range of base and eye level units with Oven, Hob and Extractor. Built in Fridge/Freezer. Pantry and further storage cupboard.

Stairs and Landing

Window to the landing and airing cupboard

Master Bedroom 11'4" x 11'0" (3.5m x 3.4m)

With window to the front elevation, double built in wardrobes and shelving for storage

Bedroom Two 10'10" x 7'4" (3.3m x 2.2m)

With window to the front elevation

Bedroom Three 9'1" x 8'4" (2.8m x 2.5m)

With window to the rear elevation, shelving and hanging rail for storage

Shower Room 4'3" x 8'2" (1.3m x 2.5m)

With window to the rear elevation, wc, hand basin and shower cubical

Outside

Extended garden situated on a corner plot with lawn and patio. Shed. Detached single garage. Parking for 2 vehicles.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



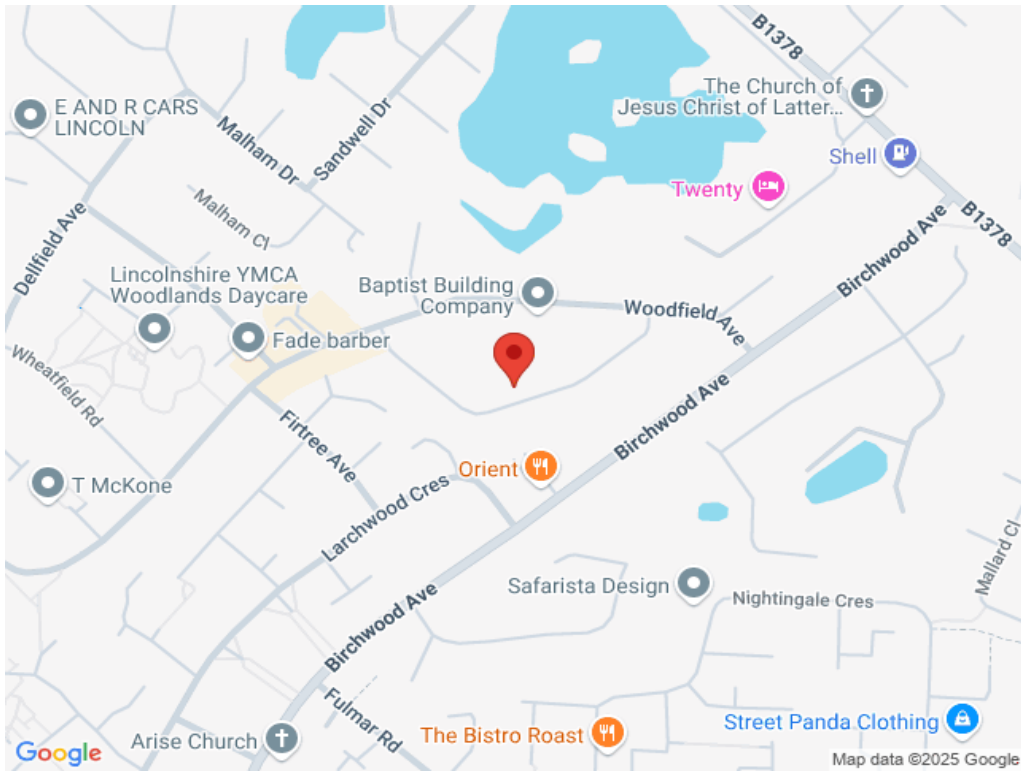


GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		