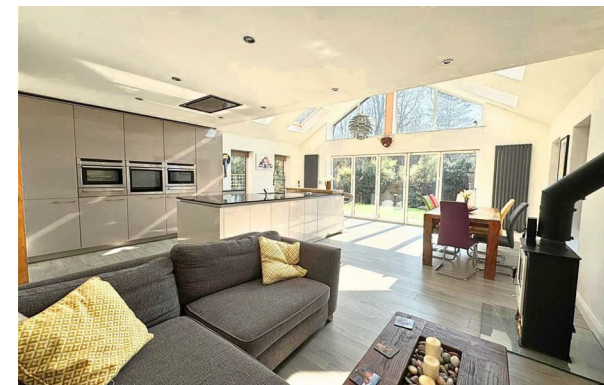




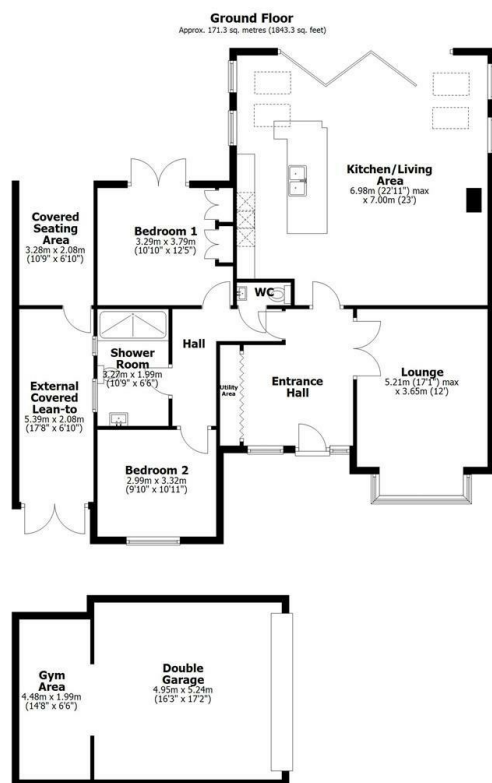
# the agent



## 46 Finningley Road, Lincoln, LN6 0UP

Offers In The Region Of £375,000

- Stunning Extended and Remodelled Bungalow
- Two Double Bedrooms
- Secluded Location with Double Garage and Large Driveway
- Council Tax Band D
- Large Kitchen with Open Plan Living, Woodburning Stove and Bi-Fold Doors
- Large Shower Room with Rainfall Walkin Shower
- Close to amenities and road links
- Separate Lounge
- Private Non-Overlooked Garden
- EPC Rating C



Total area: approx. 171.3 sq. metres (1843.3 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and any compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using Planity.

## Directions

## Viewings

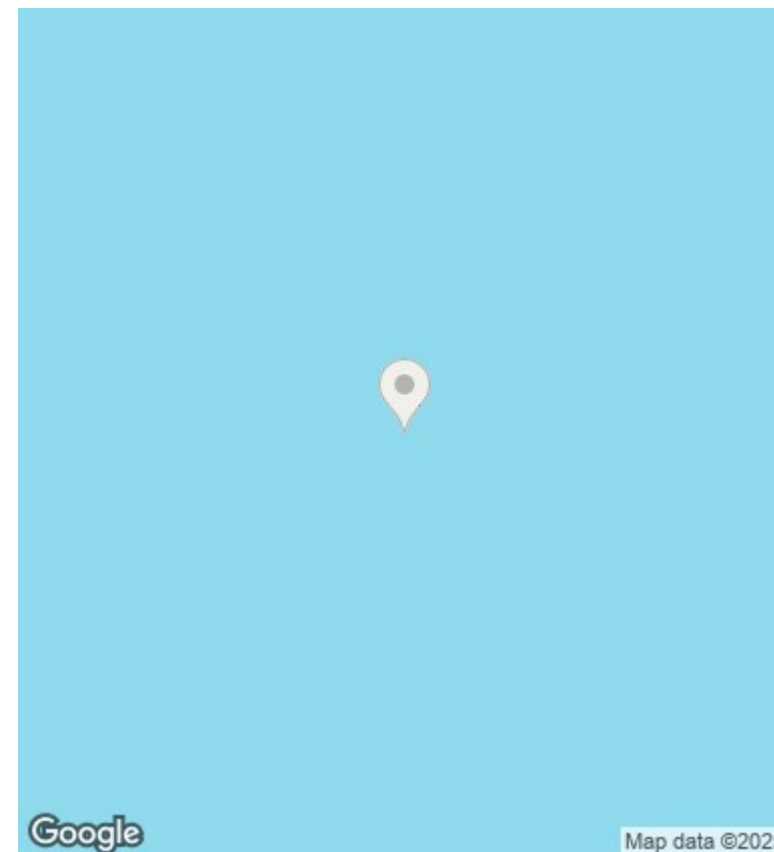
Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	