



Meadowlake Close, Lincoln

Asking Price £185,000



Meadowlake Close, Lincoln

Bungalow - Semi Detached
2 Bedrooms, 1 Bathroom

Asking Price £185,000

- Modern and Well Presented
- Exclusive Over 55's Development
- Two Double Bedrooms
- Close to Local Amenities
- South West Facing Garden
- Communal Parking
- Popular Location
- No Onward Chain
- COUNCIL TAX - B / FREEHOLD
- EPC RATING - C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		87	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Immaculately presented modern two bedroom semi-detached bungalow within this exclusive over 55's development off Birchwood Avenue. Comprising internally of an entrance hall, spacious breakfast kitchen, lounge diner, two bedrooms and a bathroom. Front and rear gardens and communal parking. Sold with no onward chain.

Birchwood is a popular location for nearby amenities to include shops, public houses, schooling and transport links in and out of the city.

EPC Rating - C
Council Tax Band - B
Tenure - Freehold

ENTRANCE HALL

PVC entrance door and side panel, carpet flooring, pendant fitting, radiator, loft hatch access and a Horstmann control unit.

KITCHEN

13'3" x 10'0"

Base and eye level units with roll edge work surfaces and matching upstand, inset composite sink and drainer. Fitted electric oven, induction hob and extractor over, space and plumbing for a washing machine with further space a freestanding fridge freezer. Vinyl flooring, spot lit ceiling, PVC window to the front, radiator and the wall mounted Ideal combination boiler.



LOUNGE/DINER

14'10" x 14'3"

PVC window to the front aspect, carpet flooring, radiator and a pendant fitting. Gas and electric connections remain in place for a feature fire.

BATHROOM

8'5" x 7'0"

Concealed cistern WC, vanity sink and a P shaped shower bath with mains fed connection over. Vinyl flooring, PVC window to the side, radiator, cupboard with a radiator, light and extractor.

BEDROOM

12'6" x 11'8"

PVC window to the rear, carpet flooring, pendant fitting and a radiator.

BEDROOM

11'8" x 9'4"

PVC patio doors to the rear, carpet flooring, pendant fitting and a radiator.

OUTSIDE

To the front is mainly laid to lawn with a mature planted gravel border. Gated access to the rear, pathways and lighting. Communal off road parking is available. The rear boasts a South West facing enclosed landscaped garden being laid to lawn with mature planted gravel borders. Water supply, lighting and steps up to the rear. Shed is included within the sale.

FIXTURES & FITTINGS

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

SERVICE CHARGE

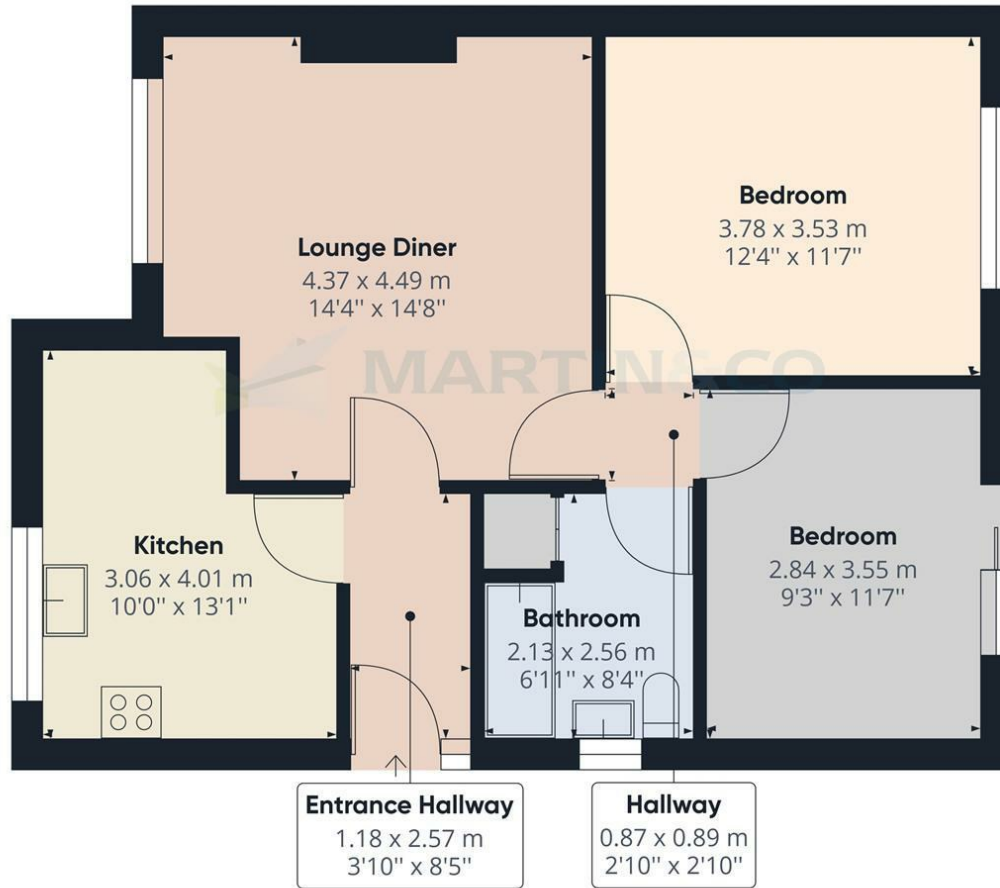
Service Charge - £40 per calendar month

Birchwood Grange Management Company
This covers; Age UK Alarm, Gardening, Window Cleaning, Administration, Pest Force and General Maintenance for the upkeep of the development.

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Approximate total area⁽¹⁾
62.64 m²
674.22 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.