



Glenbank Close, Lincoln

Asking Price £220,000


MARTIN & CO

Glenbank Close, Lincoln

House - Mid Terrace

3 Bedrooms, 1 Bathroom

Asking Price £220,000

- Open Plan Living
- Front and Rear Garden
- Garage in Block
- Cul-De-Sac Position
- Popular Location
- No Onward Chain
- FREEHOLD / EPC RATING - D
- COUNCIL TAX BAND - B



Three bedroom family home situated within a quiet cul-de-sac, close to local amenities. Comprising of an entrance hall, living room, dining room and kitchen, three bedrooms and a family bathroom. Externally benefitting from a front and rear garden and a single garage within a block. No onward chain.

Glenbank Close is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops to include The Forum shopping precinct and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

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

ENTRANCE HALL

PVC entrance door, laminate flooring, radiator, light fitting, Drayton thermostatic control and stairs rising to the first floor with a storage cupboard below housing the mains consumer unit and electric meter.

LIVING ROOM

16'1" x 11'11" max measurements
PVC bay fronted window, laminate flooring, light fitting and an electric feature fire with hearth and surround. Sofa and chair are included within the sale.



DINING ROOM

9'7" x 7'4"

PVC window to the rear aspect, laminate flooring, radiator and a light fitting. Dining table and chairs are included within the sale.

KITCHEN

10'5" x 9'7"

Base and eye level units with roll edge worksurfaces, tiled splash back and an inset stainless steel sink and drainer. Vinyl flooring, light fitting, wall mounted Ideal boiler, PVC window and door to the rear, storage cupboard and an extractor. Hotpoint fridge freezer and double oven are included within the sale.

STAIRS/LANDING

Carpet flooring, pendant fitting and access to the loft with a pull down ladder and partial boarding.

BATHROOM

8'11" x 8'0"

Three piece suite comprising of a low level WC,

pedestal wash basin and a panel bath with electric shower over. Vinyl flooring, PVC window to the rear, light fitting, radiator and an airing cupboard housing the hot water cylinder. Two wall units are included within the sale.

BEDROOM

12'1" x 9'9"

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

BEDROOM

12'2" x 10'11"

PVC window to the front aspect, carpet flooring, radiator and a pendant fitting. Mirrored wardrobe is included within the sale.

BEDROOM

6'11" x 6'8"

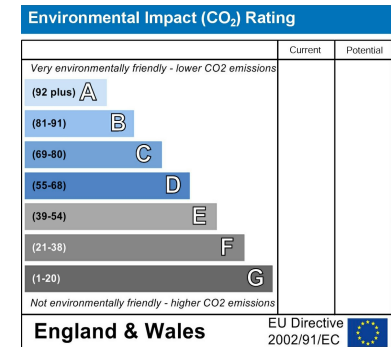
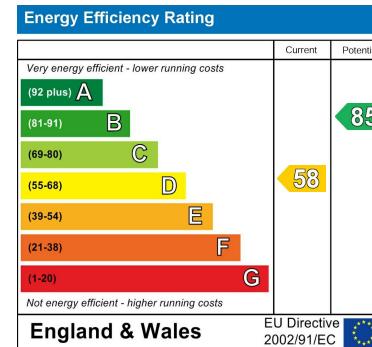
PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

OUTSIDE

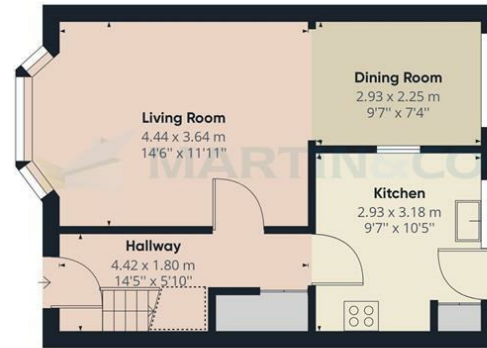
To the front aspect is a low maintenance garden with gravelled areas and planted borders plus concrete pathways. On road parking is available and access to the single garage which is located within a block (4.920m x 2.446m). The rear offers an enclosed garden with a patio area and borders, gated access to the rear, water supply and the 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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

80.17 m²
862.99 ft²

Reduced headroom

1.58 m²
16.97 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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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.