



Shearwater Road, Lincoln

Asking Price of £240,000


MARTIN & CO

Shearwater Road, Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

Asking Price of £240,000

- 3 Bedroom Detached Bungalow
- Garage
- Driveway
- Conservatory
- Enclosed Rear Garden
- Tenure: Freehold
- Council Tax - C
- EPC Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Three bedroom detached bungalow nestled within the highly regarded Shearwater Road being only a short distance from the idyllic Hartsholme country park. This property is being sold with no onward chain. The property can be purchased as seen to include all the contents and furniture. Viewings by appointment only.

Shearwater Road is a highly desirable location being situated next to the scenic Hartsholme Country Park which is popular amongst families and dog walkers all year round. Close to local amenities including shops and schooling plus transport links in and out of Lincoln City.

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

Hallway

PVC entrance door and side panels, carpet flooring, radiator, two light fittings, loft hatch access and Honeywell thermostatic control.

Lounge

17'5" x 12'9" (max measurements).

PVC bay fronted window, carpet flooring, radiator, electric feature fire with hearth and surround, ceiling and wall lighting.



Dining Room
8'10" x 7'9"

PVC window to the front, carpet flooring, radiator and light fitting.

Kitchen
11'2" x 8'11"

Base and eye level units, roll edge worksurfaces, tiled splash backs and an inset composite sink and drainer. Fitted oven with electric hob and extractor over, integrated fridge freezer and a Zanussi washing machine. Tiled flooring, light fitting, PVC side window and door, mains consumer unit. Storage cupboard housing the Ideal combination boiler and lighting.

Bedroom
9'7" x 7'5"

PVC side window, carpet flooring, radiator and pendant fitting.

Bathroom
7'1" x 5'5"

Four piece suite comprising of a low level WC,

pedestal wash basin, panel bath and cubicle with electric power shower. Tiled flooring, PVC side window, light fitting and a radiator.

Bedroom
10'7" x 9'0"

PVC window to the rear aspect, carpet flooring, radiator and pendant fitting. Fitted bedroom furniture.

Bedroom
11'0" x 9'11"

PVC window to the rear aspect, carpet flooring, radiator and pendant fitting. Fitted bedroom furniture.

Lean To
8'7" x 7'9"

Double glazed with tiled flooring and access to the garden.

Garage
16'1" x 11'6"

Up and over door to the front, window and personnel door to the rear, light and power.

Outside

To the front is a long concrete driveway for multiple vehicles to park off road, block paved patio area and pathways. Gravelled front garden with planted borders, lighting, side gate and water supply. The rear of the property offers a private South West facing mature garden, fully enclosed with a patio area, planted borders and raised beds and lighting.

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.







Approximate total area⁽¹⁾
100.05 m²
1076.88 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.

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