



**Meadowlake Crescent, Lincoln**

**Asking Price £230,000**

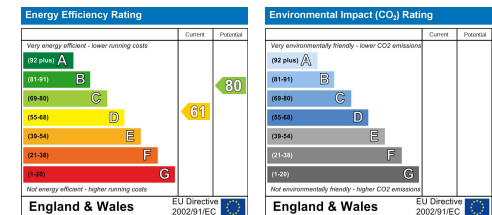


Meadowlake Crescent, Lincoln

Bungalow - Detached  
2 Bedrooms, 1 Bathroom

Asking Price £230,000

- Detached Bungalow
- Extended Property
- Open Plan Kitchen Breakfast Diner
- Modern Shower Room
- Spacious Living Room
- South East Facing Landscaped Garden
- Driveway Parking
- Single Garage
- Tenure: Freehold
- EPC - D / Council Tax - B



Two bedroom detached bungalow positioned within a cul-de-sac setting being close to local amenities and transport links. Comprising internally of a living room, two bedrooms, bathroom and an open plan breakfast kitchen dining area. Driveway parking, garage and a South East facing private rear garden.

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 - D  
Council Tax Band - B  
Tenure - Freehold

**Porch**  
2'11" x 2'9"  
PVC side door, tiled flooring and a light fitting.

**Hallway**  
Vinyl flooring, radiator, pendant fitting, Drayton heating controls, airing cupboard housing the hot water cylinder and loft hatch access via the pull down ladder which houses the Baxi boiler, partial boarding and lighting.

**Bedroom**  
9'11" x 8'11"  
PVC window to the front, carpet flooring, radiator and a pendant fitting.



#### Bedroom

13'2" x 11'6"

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

#### Bathroom

6'6" x 5'6"

Low level WC, pedestal wash basin and an L shaped bath with electric shower over. PVC window to the side, light fitting and a radiator.

#### Living Room

16'2" x 11'5" (max measurements).

Carpet flooring, pendant fitting, radiator, patio doors to the rear and a gas feature fire with hearth and surround.

#### Kitchen

9'11" x 9'1"

Base and eye level units with roll edge worksurfaces incorporating a central island, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with electric hob and extractor over, space for a fridge freezer, further under counter space with yet further space and plumbing for both a washing machine and a dishwasher. PVC window to the side, vinyl flooring, radiator, spot lit ceiling and the mains consumer unit.

#### Breakfast / Dining Area

9'6" x 6'8"

PVC windows to the side and rear, side PVC door, tiled flooring, light fitting, radiator and a fitted breakfast bar.

#### Garage

15'10" x 8'0"

Double door access to the front, separately fused for light and power.

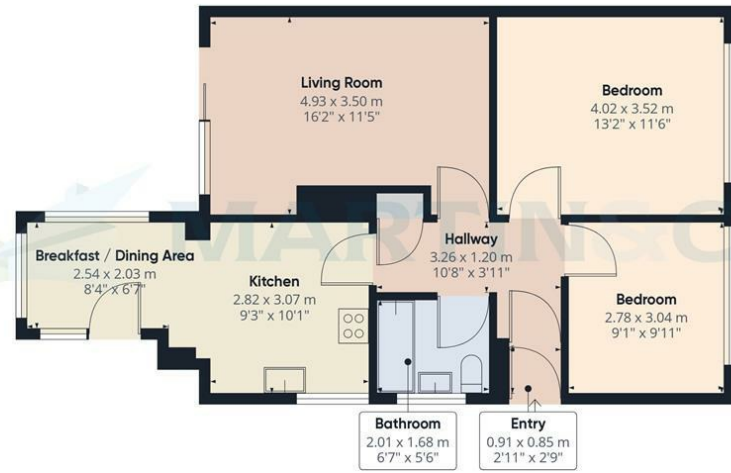
#### Outside

To the front is a block paved driveway for off road parking, landscaped with gravel and raised beds. Low level brick wall with wrought iron fencing, power supply and double gates to the side. Beyond the side gates is further block paved driveway, lighting and water supply. The rear faces to the South East offering a private landscaped garden with laid lawn, planted borders and raised beds, decorative patio area and a separate patio with a covered seating area. Feature pond, block paved pathways, lighting, power and gated to both sides.

#### 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 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
78.52 m<sup>2</sup>  
845.21 ft<sup>2</sup>

(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.

GIRAFFE360

Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>

**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.