



**Eastbrook Road, Lincoln**

**Asking Price £235,000**



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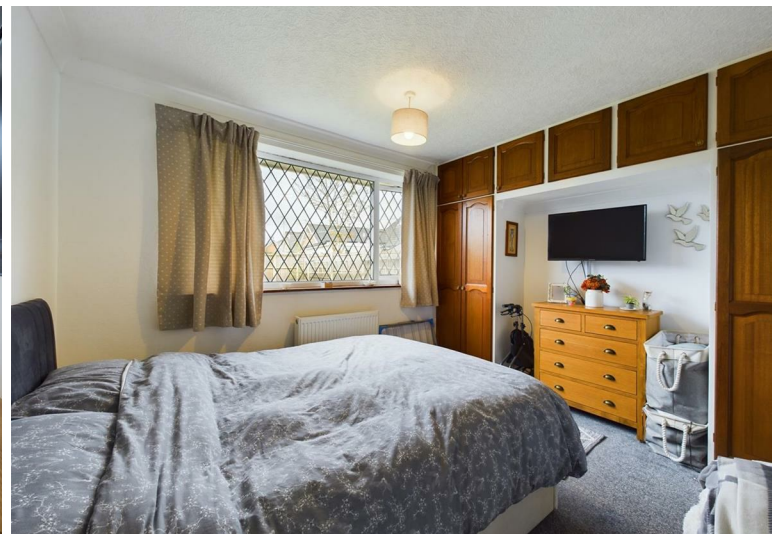
Bungalow - Detached  
2 Bedrooms, 1 Bathroom

Asking Price £235,000

- Detached Bungalow
- Mature Residential Location
- Modern Kitchen and Shower Room
- Spacious Lounge Diner
- Front and Rear Gardens
- Single Garage and Driveway Parking
- No Onward Chain
- Tenure: Freehold
- Council Tax Band - C
- EPC Rating - C

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</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	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	<b>C</b>
(61-81) <b>B</b>	
(49-60) <b>C</b>	
(35-48) <b>D</b>	
(21-34) <b>E</b>	
(9-20) <b>F</b>	
(1-8) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



Two bedroom detached bungalow well positioned within a mature residential area of Lincoln. Comprising of an entrance hall, spacious lounge diner, kitchen, two bedrooms and a shower room. Single garage, driveway parking and an enclosed rear garden. Sold with vacant possession and no onward chain.

The property is close to amenities including The Forum shopping precinct, Tritton Road and further large supermarket chains plus schooling of all ages. North Hykeham locally benefits from road and rail links to include public transport available into the city centre.

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

#### Entrance Hall

Side entrance door and glazed panel, tiled flooring, radiator, light fitting, storage cupboard and a loft hatch access housing the combination boiler with a pull down ladder, light fitting and partial boarding.

#### Bedroom

11'10" x 11'6"

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



#### Bedroom

11'9" x 10'3"

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

#### Shower Room

9'10" x 5'9"

Low level WC, vanity sink and a double cubicle with electric shower. Tiled flooring, PVC side window, electric fan heater, light and extractor.

#### Lounge Diner

15'11" x 11'10"

PVC windows to the front and side aspects, carpet flooring, pendant fitting, radiator and a space for an electric fire with hearth and surround.

#### Kitchen

11'9" x 8'8"

Base and eye level units, roll edge worksurfaces, tiled splashbacks and an inset stainless steel sink and drainer. Space for a cooker with fitted extractor over, further space for a fridge freezer and plumbing for a washing machine. PVC window to the front, light fitting, tiled flooring and a radiator.

#### Garage

9'0" x 18'0"

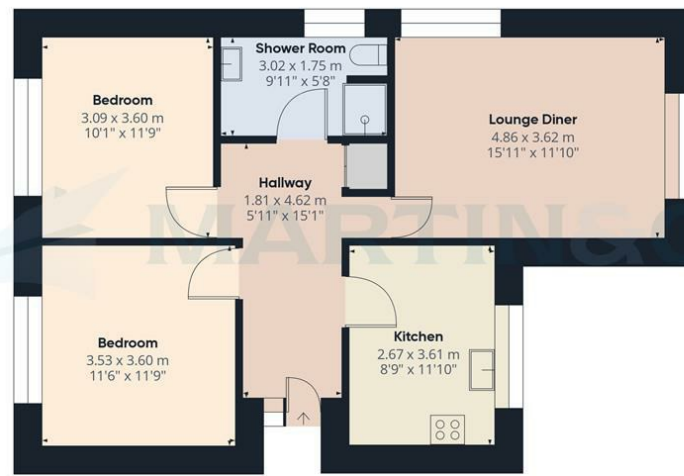
Up and over door to the front, personnel door to the rear giving access to the garden, light and power.

#### Outside

To the front is a garden being mainly laid to lawn with a long concrete driveway suitable for multiple vehicles to park off road. To the rear is an enclosed garden being mainly laid to lawn plus a patio area.

#### 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>**  
83.19 m<sup>2</sup>  
895.41 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

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