



Primrose Close, Lincoln

Asking Price £300,000


MARTIN & CO

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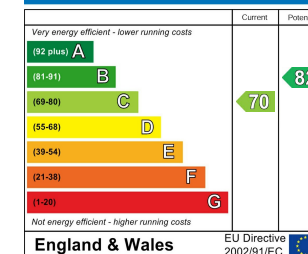
House - Detached

4 Bedrooms, 3 Bathroom

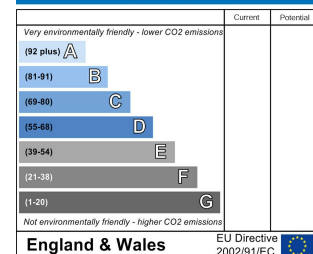
Asking Price £300,000

- Three Double Bedrooms & A Single Bedroom
- Master Bedroom With An Ensuite
- Modern Kitchen With Utility Room
- Modern Bathroom & WC
- Fully Enclosed South Facing Garden with Artificial Grass
- Part Triple Glazed Windows
- EPC = C // FREEHOLD
- Council Tax Band D

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Description

A perfect four bedroom detached family home situated within the ever popular Brant Road area. Internally comprising of an entrance hall, lounge, kitchen, dining room, utility & WC. To the first floor are four bedrooms, including a master with ensuite, and a family bathroom. Integral garage, driveway parking and attractive gardens.

Brant Road is situated close to local amenities to include shops, schooling, doctors surgery and transport links including a regular bus service.

EPC Rating - C

Council Tax Band - D

Tenure - Freehold

Entrance Hall

14'7" x 3'7"

Double glazed pvc entrance door with a floor length side window, tiled wood effect flooring, two light fitting, radiator and a storage cupboard under the stairs.

Wc

4'11" x 2'8"

Low level Wc, a slimline counter top sink, tiled wood effect flooring, tiled walls to wet areas, a light fitting, an extractor fan and a heated towel rail.



Kitchen
9'8" x 8'3"
Base and eye units with laminate work surfaces. A composite sink drainer, a four ring gas hob, electric oven with extractor over, and in integrated dishwasher. Space for a fridge freezer or alternative appliance. PVC triple glazed window to the front aspect, tiled flooring, a spot lit ceiling and a radiator.

Utility Room
5'9" x 4'8"
Base and eye units with laminate work surfaces, space and plumbing for a washing machine, Ideal combination boiler housed in cupboard, and consumer unit to wall. PVC double glazed side door, tiled flooring and a spot lit ceiling.

Living Room
14'11" x 10'10"
Two pvc triple glazed windows to the rear aspect, carpet flooring, two light fittings and a radiator.

Dining Room
9'5" x 8'3"
Pvc double glazed French doors to the rear, tiled wood effect flooring, a light fitting and a radiator.

Stairs / Landing
Carpet flooring, a light fitting, fire alarm, loft access and a storage cupboard.

Master Bedroom
13'1" x 11'8"
Pvc triple glazed window to the front aspect, carpet flooring, a light fitting and a radiator

Ensuite
6'0" x 4'5"
A Low level wc, pedestal sink, walk in shower cubicle with electric shower, a heated towel rail and an extractor. Pvc double glazed window to the front aspect, tiled wood effect flooring, and a light fitting.

Bedroom
10'7" x 8'3"
Pvc double glazed window to the rear aspect, carpet flooring, a light fitting, radiator, and a built in storage cupboard.

Bedroom
10'11" x 8'3"
Pvc double glazed window to the rear aspect, carpet flooring, a light fitting and a radiator

Bedroom
8'3" x 8'2"
Pvc triple glazed window to the front aspect, carpet flooring, a light fitting and a radiator.

Bathroom
6'9" x 5'8"
Low level wc, a pedestal sink, P shaped bath with a mains fed shower overhead, a heated towel rail, and extractor fan. PVC double glazed window to the rear aspect, tiled wood effect flooring and a light fitting.

Integrated Garage
17'5" x 8'3"
Up and over door with electric and light.

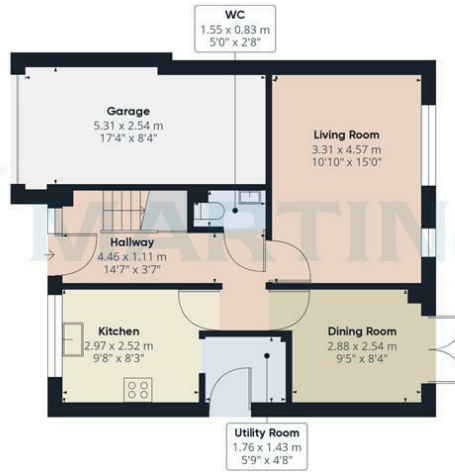
Outside Space
The front offers a concrete driveway for two vehicles and a slated area, surrounded with shrubs. The rear enclosed south facing garden mostly laid with artificial grass, with a patio area. To the side of the property there is water supply and external lighting.

Fixture & 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.

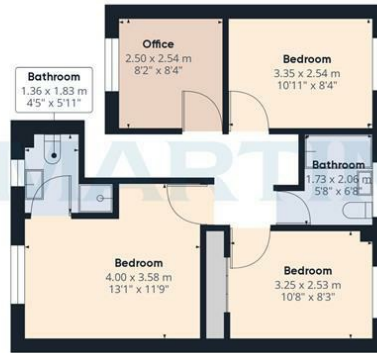


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Floor 0



Floor 1

Approximate total area⁽¹⁾

101.22 m²

1089.48 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.

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.