



Goodwood Way, Lincoln

GUIDE PRICE OF £300,000 - £325,000


MARTIN & CO

Goodwood Way, Lincoln

House - Detached

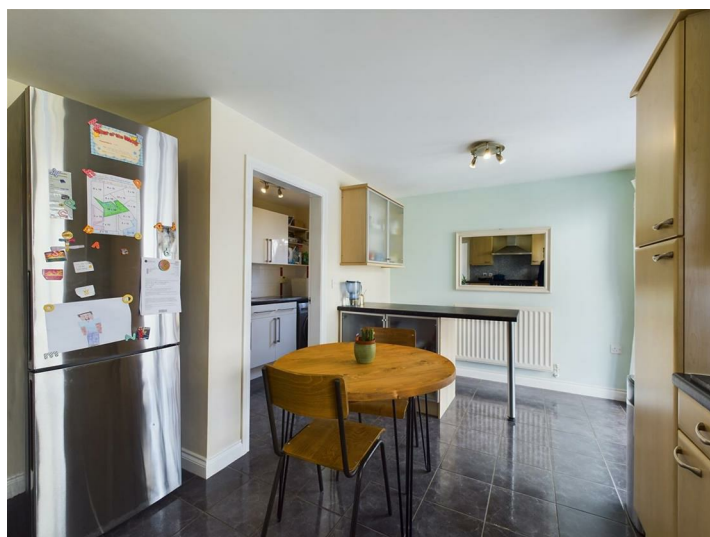
4 Bedrooms, 3 Bathroom

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- Four Bedrooms And a Separate Office
- Two Double Bedrooms With Ensuites
- Kitchen and Utility Room
- Large Conservatory
- Enclosed Rear East Facing Garden
- Off Road Parking
- Council Tax band = C
- FREEHOLD // EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(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			
(81-91) A			
(61-81) B			
(41-61) C			
(21-41) D			
(1-21) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Description

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Detached four bedroom family home, situated in the popular area of Doddington Park to the South West of Lincoln City. This well presented home comprises internally of an Entrance Hall, ground floor WC, Living Room, Dining Room, Kitchen Diner, Utility Room and Conservatory. To the first floor there are four bedrooms, and an office, with Two Ensuites and a further family bathroom. Outside there is an enclosed east facing garden to the rear, driveway parking and integral garage.

Entrance Hall

18'0" x 6'2"

Pvc double glazed entrance door, external light and

an internal light fitting, wood flooring, a fire alarm, a radiator, heating controls, and stairs to the first floor.

WC

6'4" x 2'9"

Low level wc and a vanity sink with under storage. Pvc double glazed window to the front aspect, tiled flooring, a light fitting, and a radiator.

Living Room

18'0" x 10'11"

Pvc double glazed window to the front aspect, wood flooring, a light fitting, a radiator, and a gas fire with hearth and surround



Dining Room
11'8" x 9'4"

Pvc double glazed French patio doors accessing the garden, wood flooring, a light fitting and a radiator.

Kitchen
16'11" x 9'0"

Base and eye units with laminate work surfaces, a stainless steel sink drainer, a Range Gas Cooker with extractor over, integrated dishwasher, and space for a fridge freezer, and a separate breakfast bar fitting. A pvc double glazed window and French doors to the conservatory, tiled flooring, two light fittings, and a radiator.

Utility Room
8'7" x 5'0"

Base and eye units with a stainless steel sink drainer, space and plumbing for a washing machine, an extractor fan, light fitting, and a pvc double glazed back door accessing the garden.

Conservatory
16'2" x 10'6"

Part brick with surround pvc double glazed windows, tiled flooring, with wall lighting.

Stairs/Landing
13'5" x 6'0"

Carpet flooring, a light fitting, radiator, fire alarm, loft access, and a storage cupboard housing the water tank.

Master Bedroom
12'0" x 8'7"

Two pvc double glazed windows to the front aspect, carpet flooring, a light fitting, a radiator, and built in wardrobes.

Ensuite
6'8" x 5'7"

Low level wc, pedestal sink, a walk in mains fed shower cubicle with a rain shower head, and a heated towel rail. Tiled flooring and part tiled walls, a light fitting, extractor fan, and a storage cabinet.

Bedroom
11'1" x 10'8"

Pvc double glazed window to the rear aspect, carpet flooring, a light fitting, a radiator, and built in wardrobes and shelving.

Ensuite
6'10" x 5'6"

Low level wc, a vanity sink with under storage, a walk in mains fed shower cubicle and a radiator. Tiled flooring, a light fitting, and an extractor fan.

Bedroom
11'5" x 8'8"

Pvc double glazed window to the rear aspect, carpet flooring, a light fitting, and a radiator.

Bedroom
12'11" x 8'0"

Pvc double glazed window to the front aspect, carpet flooring, a light fitting, and a radiator.

Office
8'9" x 6'6"

Pvc double glazed window to the front aspect, laminate flooring, a light fitting, a radiator, and built in desk and shelving units.

Family Bathroom
7'4" x 6'2"

Low level wc, a vanity sink with lower storage, a standard bath with mains fed shower. PVC double

glazed window to the rear aspect, tiled flooring with part tiled walls, an extractor fan and a radiator.

Garage
17'6" x 8'3"

Up and over door, with electric and light, housing the Worcester boiler.

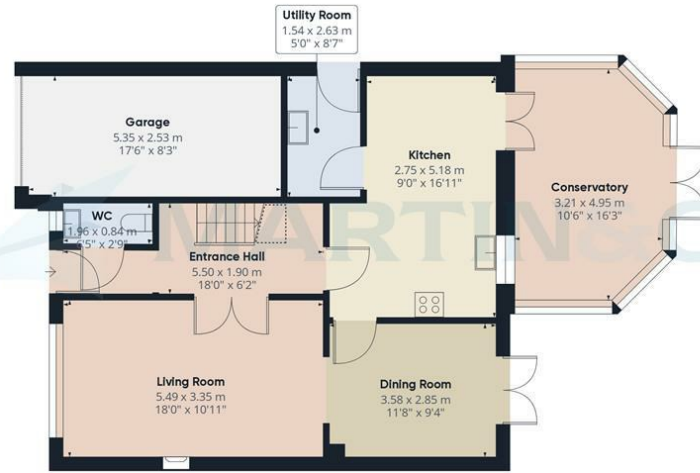
Outside space

The front offers a parking space for a vehicle, access to the garage and a gravel area with some shrubs. The rear east facing, fully enclosed garden is mostly laid to lawn, with a patio area, gravel boarder, dealing area, with some shrubs. Shed included in sale.

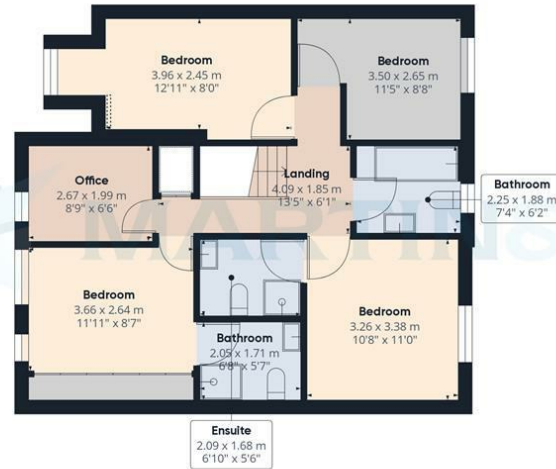
Fixture & Fittings

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.





Floor 1



Floor 2



Approximate total area⁽¹⁾

156.43 m²
1683.77 ft²

Reduced headroom

1.44 m²
15.54 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.

GIRAFFE360

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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.

