



Thirsk Drive, Lincoln

Asking Price £280,000


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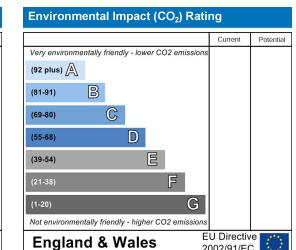
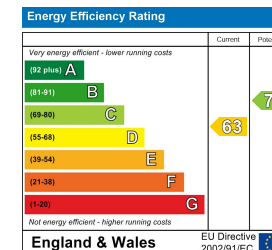
Thirsk Drive, Lincoln

House - Detached

3 Bedrooms, 1 Bathroom

Asking Price £280,000

- Detached Family Home
- Open Plan Living
- Modern Fitted Kitchen
- Single Garage
- Driveway Parking
- South West Facing Rear Garden
- Popular Location
- No Onward Chain
- Tenure: Freehold
- EPC Rating - D / Council Tax - C



Three bedroom detached family home occupying a generous plot within this established residential location to the South of Lincoln City. Comprising internally of an entrance hall, open plan lounge diner, modern fitted kitchen and sunroom, three bedrooms and a shower room. Externally offering a landscaped garden with driveway parking, single garage and a spacious South West facing rear garden. Sold with no onward chain.

Thirsk Drive is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

Entrance Hall
PVC entrance door and side panels, PVC window to the side aspect, laminate flooring, pendant, radiator, Ideal heating controls and an understairs cupboard housing the electric meter and mains consumer unit.

Lounge
15'3" x 14'5" (max measurements).
PVC bay window to the front aspect, laminate flooring, radiator, ceiling and wall lighting and an electric feature fire with hearth and surround.

Dining Room
10'0" x 9'1"
Patio doors to the rear aspect, laminate flooring, light fitting and a radiator.



Sunroom 9'3" x 8'7"

Part brick, part wooden double glazed construction with tiled flooring, radiator, ceiling fan and wall lighting. Doors leading out to the garden.

Kitchen 11'0" x 9'0"

Base and eye level units with roll edge worksurfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven, induction hob and extractor over, space and plumbing for a washing machine with further space for an American sized fridge freezer. Tiled flooring, PVC window to the rear and side door, spot lit ceiling and a radiator.

Stairs / Landing

Carpet flooring, PVC window to the side aspect, pendant fitting and loft hatch access.

Shower Room 9'3" x 5'5"

Low level WC, pedestal wash basin and an electric power shower cubicle. PVC window to the rear aspect, tiled flooring, radiator, heated towel rail, spot lit

ceiling and extractor. Airing cupboard housing the Ideal combination boiler.

Bedroom 12'2" x 10'4"

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

Bedroom 14'3" x 10'2" (max measurements).

PVC bay fronted window, pendant fitting, carpet flooring, radiator and fitted wardrobes.

Bedroom 9'3" x 7'11" (max measurements).

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

Outside

To the front is a block paved driveway suitable for off road parking, gravelled area, light fitting and a rain canopy. The rear boasts a South West facing garden being mainly laid to lawn with planted borders and a patio area. Gated covered passage from the front, power, lighting and water supply plus a shed which is included within the sale.

Garage 16'10" x 8'2"

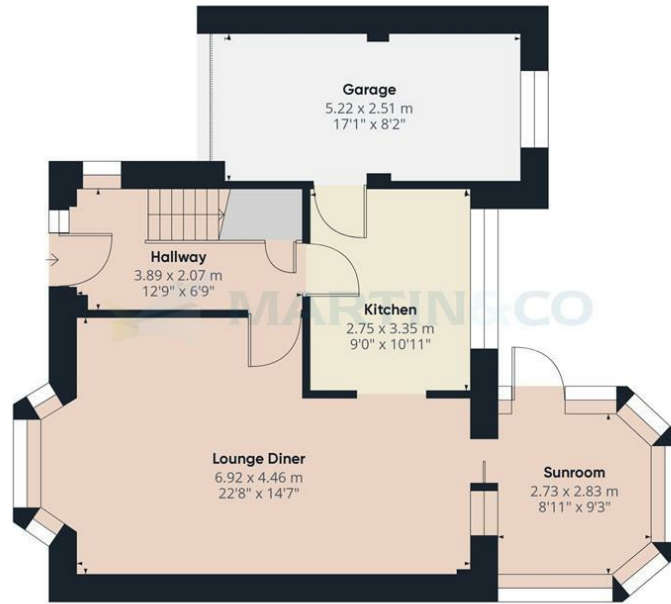
Up and over door to the front, side personnel door, window to the rear and independently fused for lighting.

Fixtures & Fittings.

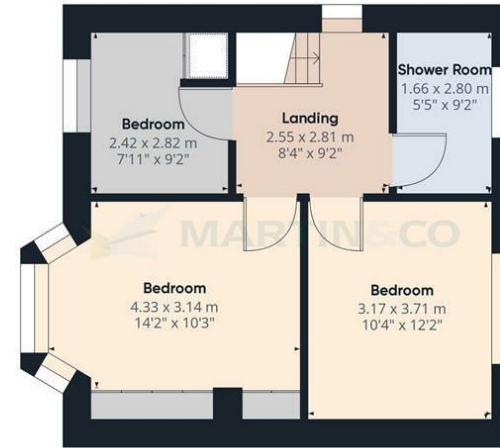
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these 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.







Floor 0



Floor 1

Approximate total area⁽¹⁾
 112.71 m²
 1213.22 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.