



St. Margarets Gardens, Lincoln

Asking Price £205,000


MARTIN & CO

St. Margarets Gardens, Lincoln

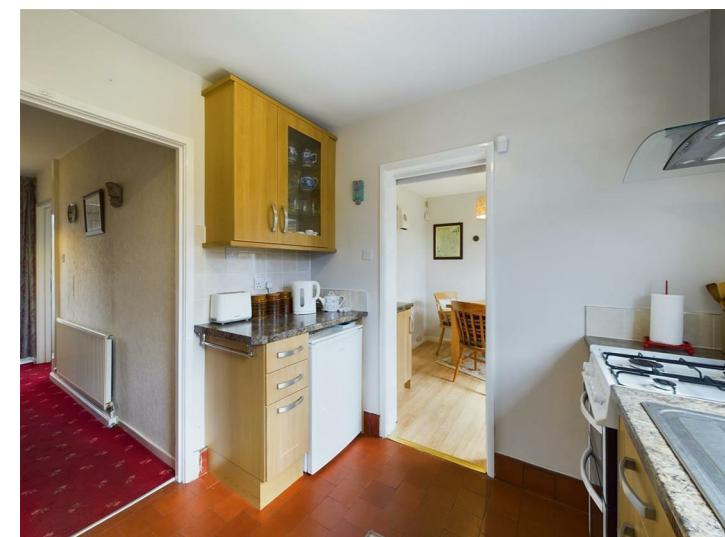
House - Semi-Detached
3 Bedrooms, 1 Bathroom

Asking Price £205,000

- Semi-Detached Family Home
- Generous Plot
- South West Rear Garden
- Driveway Parking and Garage
- Fitted Kitchen with Separate Dining Room
- Shower Room
- Popular Location
- No Onward Chain
- Tenure: Freehold
- Council Tax Band - B / EPC Rating - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Three bedroom semi-detached family home positioned within a pleasant cul-de-sac setting off Hykeham Road being within easy reach of plentiful amenities. Property would benefit from a degree of modernisation throughout. Comprising internally of an entrance hall, lounge, kitchen and dining room, three bedrooms and a shower room. Sold with no onward chain.

Positioned off Hykeham Road with access to local amenities including schooling of all ages, doctors surgery, public houses, shops, butchers, supermarkets and more. Road and rail links available including a train station and the A46 bypass plus a regular bus service into the city.

Entrance Hall
PVC entrance door and side panels, carpet flooring, radiator, pendant fitting, alarm control panel and stairs rising to the first floor. Understairs storage cupboard houses the mains fuse box and meters.

Lounge
13'11" x 11'10"
PVC window to the front aspect, carpet flooring radiator, ceiling and wall lighting plus a gas feature fire with hearth and surround.

Kitchen
8'11" x 8'6"
Base and eye level units with roll edge worksurfaces,



tiled splashback and an inset stainless steel sink and drainer. Space for a cooker with fitted extractor over, space and plumbing for a washing machine with further undercounter space for a fridge. Tiled flooring, PVC window to the rear and PVC side door, light fitting, housed Vaillant boiler and a pantry style cupboard with a side PVC window.

Dining Room

8'9" x 8'7"

Base and eye level unit with roll edge worksurface and integrated freezer. Vinyl flooring, pendant fitting, radiator, wall heater and patio doors to the rear.

Stairs / Landing

PVC window to the side aspect, pendant fitting, carpet flooring and access to the loft housing partial boarding and a pull down ladder.

Bedroom

7'8" x 6'9"

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

Bedroom

11'3" x 10'11" (max measurements).

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

Bedroom

11'4" x 10'11"

PVC window to the rear aspect, carpet flooring, pendant fitting, radiator and an integrated cupboard housing the hot water cylinder.

Shower Room

6'9" x 5'5"

WC, pedestal wash basin and walk in cubicle with

electric shower. Light fitting, PVC window to the rear, heated towel rail and vinyl flooring.

Garage

Not inspected internally. Vendor confirmed light and power.

Outside

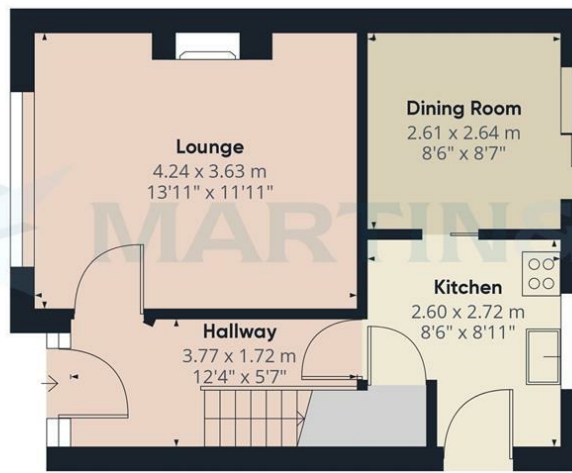
To the front is an open porch, laid lawn with planted borders, tarmac driveway for multiple vehicles to park off road, car port, power and security lighting. To the rear is a South West facing garden beyond the double gates, mainly laid to lawn with planted borders and raised beds, decked seating area and concrete pathways. Water supply and two sheds included within the sale.

Fixtures & Fittings.

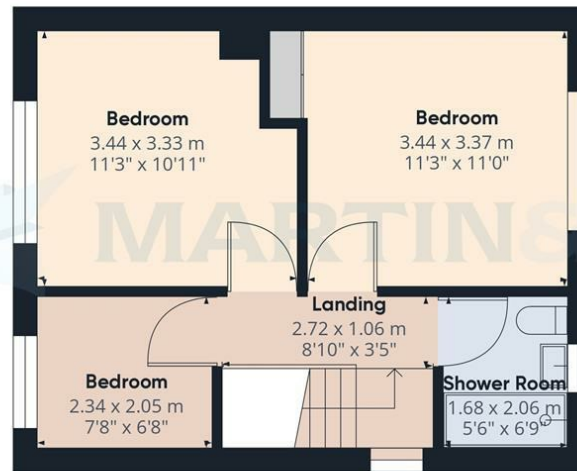
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

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⁾
71.09 m²
765.2 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.

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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.