



Sidlaw Grove, Lincoln

Asking Price £235,000


MARTIN & CO

Sidlaw Grove, Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

Asking Price £235,000

- Detached Bungalow
- Popular Residential Location
- Close to Amenities
- Modern Kitchen and Shower Room
- Front and Rear Gardens
- Driveway Parking
- Single Garage
- No Onward Chain
- EPC - D / Council Tax - B
- Tenure: Freehold



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 68, Potential 85

Environmental Impact (CO₂) Rating: Current A, Potential A

Three bedroom detached bungalow on Sidlaw Grove, just off Brant Road and within walking distance to the shopping precinct. Internally comprising of an entrance porch, dual aspect lounge, three bedrooms, modern shower room and kitchen. Driveway parking, single garage and gardens. No onward chain.

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

EPC Rating - D
Council Tax Band - B
Tenure - Freehold

Entrance Hall
PVC entrance door, carpet flooring, pendant fitting and a storage cupboard.

Lounge
16'11" x 11'5"
PVC windows to the front and side aspects, radiator, carpet flooring, two pendant fittings and a gas feature fire with hearth and surround.

Hallway
Carpet flooring, radiator, pendant fitting, loft hatch access and an EPH digital boiler control.



Bedroom

8'9" x 8'5"

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

Shower Room

7'0" x 6'11" (max measurements).

Fully tiled room with a concealed cistern WC, vanity sink and a walk in cubicle with electric shower. Spot lit ceiling, extractor, PVC window to the side, heated towel rail and an airing cupboard housing the Ideal combination boiler.

Bedroom

11'11" x 8'9" (max measurements).

PVC window to the rear aspect, carpet flooring, pendant fitting, radiator and fitted bedroom furniture.

Bedroom

11'5" x 8'9"

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

Kitchen

10'0" x 8'4"

Base and eye level units with roll edge worksurfaces, tiled splashbacks and an inset stainless steel sink and drainer. Fitted oven, gas hob, space for a fridge freezer with further space and plumbing for a washing machine. PVC window and door to the side aspect, tiled flooring, spot lit ceiling, vertical radiator and the mains consumer unit housed.

Garage

17'11" x 8'8"

Up and over door to the front, two windows, separately fused for light and power.

Outside

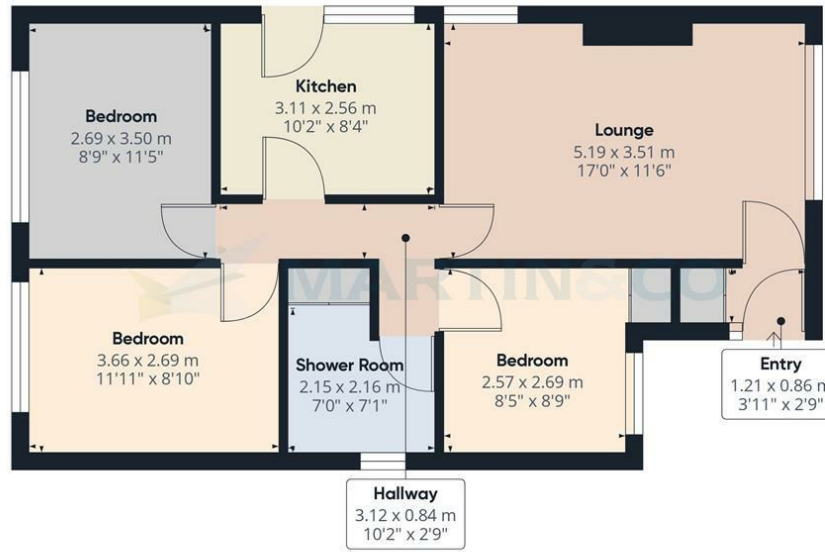
To the front is a mature garden laid to lawn with planted borders. Block paved driveway for off road parking with double gates to the side and water supply. The rear boasts a West facing garden being mainly laid to lawn with mature planted borders, block paved patio area and gated to the side.

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⁽¹⁾
78.34 m²
843.29 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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