



Grange Crescent, Lincoln

Asking Price £270,000



Grange Crescent, Lincoln

Bungalow - Detached
2 Bedrooms, 1 Bathroom

Asking Price £270,000

- Open Plan Living
- Four Piece Bathroom
- South East Facing Rear Garden
- Sun Room
- Driveway Parking
- Single Garage
- Field Views
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - B



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 85 |
| (81-91) B | |
| (69-80) C | |
| (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 | |
| (92 plus) A | C |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
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| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |

Two bedroom detached bungalow occupying a generous plot on Grange Crescent with unobstructed views across the fields to the rear. Having undergone a scheme of renovation, this property is presented to a high standard and is being sold with no onward chain. Comprising internally of an entrance hall, two bedrooms, modern four piece bathroom, sun room and an open plan living room with kitchen diner. Externally the property boasts a private South East facing garden, driveway parking and a single garage.

North Hykeham offers easy access to local amenities to include shops and schooling of all ages, transport links with a regular bus route and being close to the A46 bypass and Hykeham train station.

Entrance Hall
Composite front door and PVC side panel, laminate flooring, pendant fitting, vertical radiator and Nest thermostatic control.

Bedroom
11'11" x 10'5"
PVC window to the front aspect, carpet flooring, spot lit ceiling and a radiator.

Bedroom
11'5" x 9'11"
PVC window to the front aspect, carpet flooring, pendant fitting and a radiator. Fitted wardrobe is included with the sale.



Bathroom
11'11" x 6'4"

Four piece suite comprising of a low level WC, twin vanity sink, panel bath with control controls and a walk in double shower cubicle with luxury rainfall shower head and separate handheld sprayer. Vinyl flooring, PVC window to the side aspect , spot lit ceiling with extractor plus a heated towel rail. Access to the Viessmann combination boiler in the loft via a pull down ladder and being mostly boarded.

Open Plan Living Room
14'4" x 11'4"

Laminate flooring, pendant fitting, radiator, glazed double doors to the sun room plus an electric feature fire with hearth and surround.

Kitchen Diner
17'10" x 9'5"

Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink

and drainer. Fitted double oven, electric hob with extractor over, space for a fridge freezer plus further space and plumbing for both a washing machine and separate tumble dryer. Laminate flooring, PVC rear window, composite side door, fuse box housed, spot lit ceiling and feature lighting. The dining area has a PVC glazed door to the rear.

Sun Room
13'8" x 7'3"

Part brick, part PVC construction with feature lighting and door out to the garden.

Garage
17'8" x 9'0"

Up and over door to the front, personnel door and window to the side.

Outside

To the front is a gravelled garden with a planted border, feature lighting and a concrete driveway for off

road parking. Gated access to the rear. The rear boasts a private South East facing garden with unobstructed views across the field which often has livestock grazing. The garden is landscaped to include laid lawn and mature planted borders, gravel bed and a patio area. Water supply, power and 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 Building 1



Floor 0 Building 2

Approximate total area^m
92.1 m²
991.36 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

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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.