



**Stenigot Road, Lincoln**

**Asking Price £150,000**

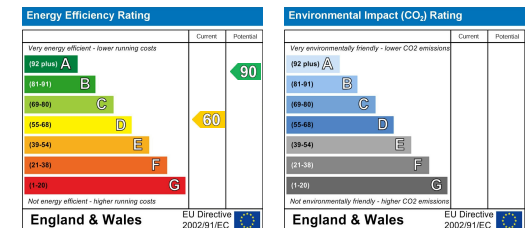
  
**MARTIN & CO**

Stenigot Road, Lincoln

House - Semi-Detached  
2 Bedrooms, 1 Bathroom

Asking Price £150,000

- Ideal FTB or Investment Purchase
- Popular Location
- Driveway Parking
- Detached Garage
- South Facing Rear Garden
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - A



Two bedroom semi-detached starter home in the popular Doddington Park area of Lincoln. Making for an ideal FTB or investment purchase, this property comprises internally of an entrance porch, living room, kitchen, two bedrooms and a bathroom. South facing rear garden, driveway and garage. Sold with no onward chain.

The location offers access to schooling for all ages, local amenities, shops, doctors and public transport services plus the A46 bypass road link.

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

**Entrance Porch**  
PVC entrance door and side window, tiled flooring.

**Living Room**  
14'6" x 11'0"  
PVC bay window to the front aspect, radiator, laminate flooring, light fitting and Satchwell thermostatic control. Wall mounted gas feature fire and stairs rising to the first floor

**Kitchen**  
10'11" x 7'1"  
Base and eye level units with roll edge work surfaces, tiled splash back and an inset stainless steel sink and drainer. Fitted electric oven and hob



with extractor over, integrated Whirlpool dishwasher plus a range of freestanding appliances to include a Hotpoint washing machine, Beko fridge and separate freezer can be included within the sale if desired. Tiled flooring, radiator, PVC rear door and window, two light fittings, mains consumer unit and the wall mounted Vaillant combination boiler.

#### Stairs / Landing

Wood staircase leading to a carpeted landing, pendant fitting, loft access and a storage cupboard.

#### Bedroom

11'0" x 8'2"

Two PVC front aspect windows, carpet flooring, pendant fitting, radiator and storage cupboard with hanging rail.

#### Bathroom

8'0" x 4'7"

Low level WC, pedestal wash basin and a panel bath with a Triton electric shower over. Tiled flooring, PVC window to the rear, radiator and a light fitting.

#### Bedroom

7'4" x 6'2"

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

#### Garage

18'1" x 10'3"

Double doors to the front, side window and personnel door.

#### Outside

The front offers a gravelled driveway suitable for multiple vehicles to park off road.

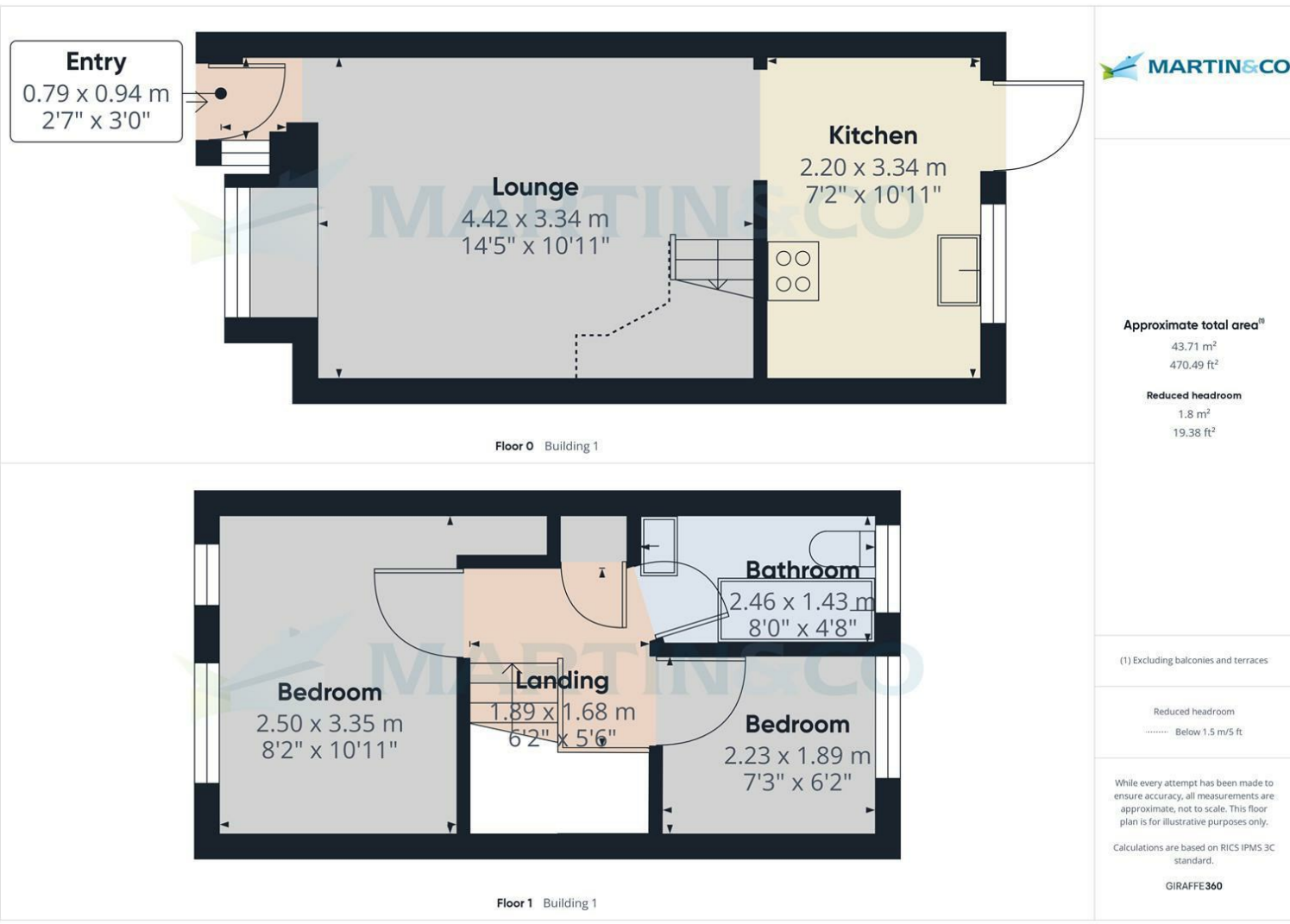
To the rear is a South facing garden being mainly laid to lawn with a patio area and planted shrubbery.

#### 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.





**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.