



**Sidlaw Grove, Lincoln**

**Asking Price £200,000**

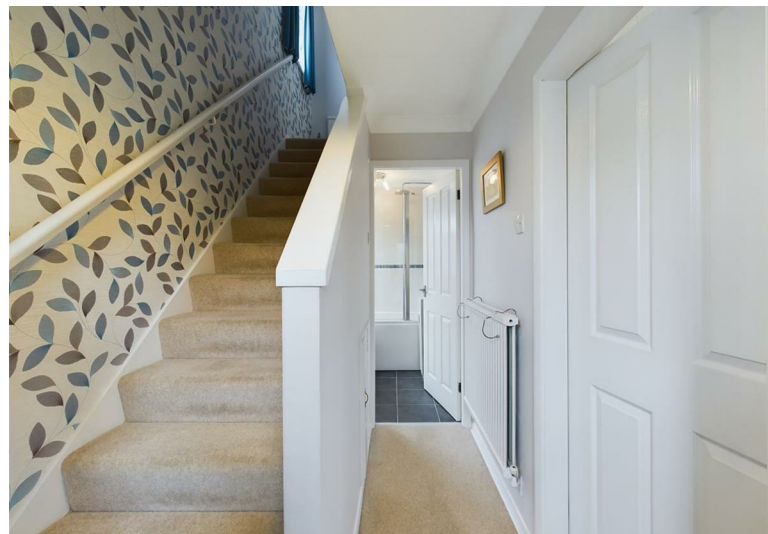
  
**MARTIN & CO**

## Sidlaw Grove, Lincoln

House - Semi-Detached  
3 Bedrooms, 1 Bathroom

Asking Price £200,000

- Semi-Detached Home
- Popular Residential Location
- Close to Amenities
- Ground Floor Bathroom
- Generous Plot
- Driveway Parking
- Single Garage
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - D



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

Energy Efficiency Rating: Current 67, Potential 84

Three bedroom semi-detached home on Sidlaw Grove, just off Brant Road and within walking distance to the shopping precinct. Internally comprising of an entrance hall, bathroom, living room, kitchen diner and three bedrooms. Occupying a generous plot with driveway parking, single garage and gardens.

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**  
Composite entrance door with PVC side panel, carpet flooring, pendant fitting, radiator and a Siemens thermostatic control. Stairs rising to the first floor with a storage cupboard below.

**Bathroom**  
6'1" x 5'6"  
Fully tiled room with a low level WC, wall mounted sink and a panel bath with a luxury rainfall showerhead and separate handheld body sprayer. PVC side window, heated towel rail, light and extractor.



#### Living Room

14'7" x 10'0"

PVC triple glazed window to the front aspect, carpet flooring, radiator, light fitting and a gas feature fire with hearth and surround.

#### Kitchen Diner

16'2" x 6'11"

Base and eye level units with roll edge worksurfaces, tiled splash back and an inset composite sink and drainer. Freestanding Leisure gas cooker, space and plumbing for a washing machine plus further undercounter space for both a fridge and freezer. Vinyl flooring, two PVC rear windows plus a PVC side door, two light fittings, radiator, mains consumer unit and the Worcester combination boiler housed.

#### Stairs / Landing

PVC window to the side, carpet flooring, pendant fitting, radiator and access to the loft.

#### Bedroom

13'0" x 10'10"

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

#### Bedroom

10'8" x 7'11"

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

#### Bedroom

7'10" x 7'3"

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

#### Garage

16'2" x 8'3"

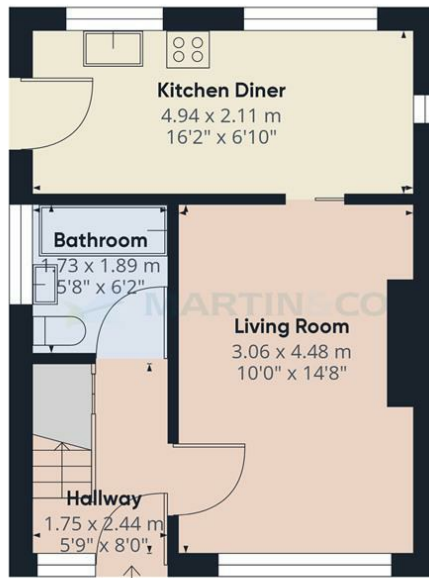
Up and over door to to the front with a window to the rear.

#### Outside

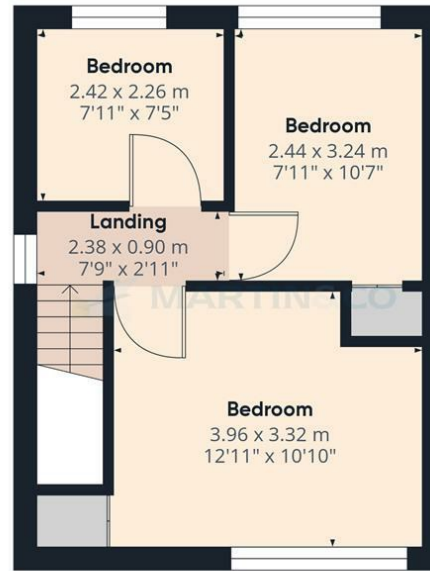
To the front is a concrete driveway for off road parking, garden mainly laid to lawn with planted mature borders. The rear offers a spacious garden with laid lawn and decorative gravel borders, concrete pathways, water supply, gated access to the front and space for a shed.

#### 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 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
74.29 m<sup>2</sup>  
799.65 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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.