



**Lupin Road, Lincoln, LN2**

**Asking Price £175,000**

  
**MARTIN&CO**



Lupin Road, Lincoln, LN2

House - Semi-Detached  
2 Bedrooms, 1 Bathroom

Asking Price £175,000

- Semi-Detached Starter Home
- Popular Uphill Location
- Stiltz Domestic Home Lift for Disabled Access
- Driveway Parking with EV Charging Point
- Front and Rear Gardens
- Easy Access to Local Amenities
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



Two bedroom semi-detached starter home positioned uphill within the desirable Glebe Park area just off Wolsey Way. Comprising internally of an entrance hall, living room, kitchen diner, two bedrooms and a family bathroom. Externally boasting driveway parking with EV charging, front and rear gardens.

Lupin Road sits to the North of Lincoln City within Glebe Park offering easy access to the A15 and Eastern Bypass. Local amenities are in plentiful supply with various supermarkets, doctors surgery, butchers and secondary schooling all nearby.

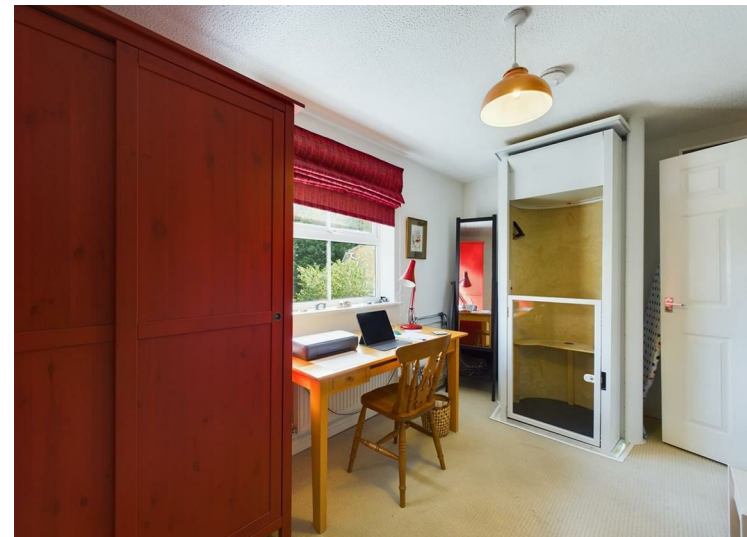
EPC Rating - C

Council Tax Band - A  
Tenure - Freehold

Entrance Hall  
PVC front door, laminate flooring, radiator and a light fitting. Stairs rising to the first floor.

Living Room  
12'10" x 12'6" (max measurements).  
PVC window to the front, laminate flooring, radiator and a pendant fitting.

Kitchen Diner  
12'6" x 10'6"  
Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless



steel sink and drainer. Fitted oven with induction hob and extractor over, space and plumbing for a washing machine plus further space for a freestanding fridge freezer. PVC window and door to the rear, wall mounted Worcester combination boiler, two pendant fittings, housed mains consumer unit, tiled flooring and a radiator.

#### Stairs / Landing

Laminate flooring, pendant fitting and access to the loft.

#### Bedroom

12'7" x 8'5" (max measurements).

PVC window to the front, laminate flooring, pendant fitting, radiator and an inbuilt storage cupboard.

#### Bathroom

6'3" x 6'2"

Low level WC, pedestal wash basin and a panel bath with electric Triton shower over. Vinyl flooring, PVC side window, modern copper finish towel warmer, light and extractor.

#### Bedroom

12'6" x 8'3"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator. Electric Stiltz disability lift giving access to and from the ground floor which can be easily removed by the buyer if not required.

#### Outside

To the front is a garden laid to lawn with a spacious curved block paved driveway leading to a gravelled area boasting an EV charging point which is included

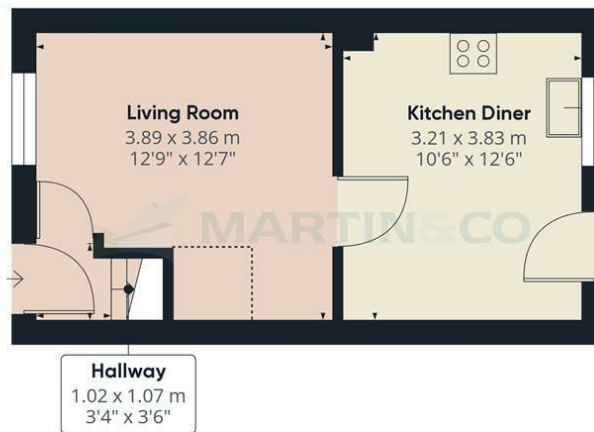
within the sale. Lighting to the front and gated access to the rear garden.

The rear offers an enclosed garden with an extended patio area, laid lawn and planted borders. Lighting, water supply and a garden shed is included within the sale.

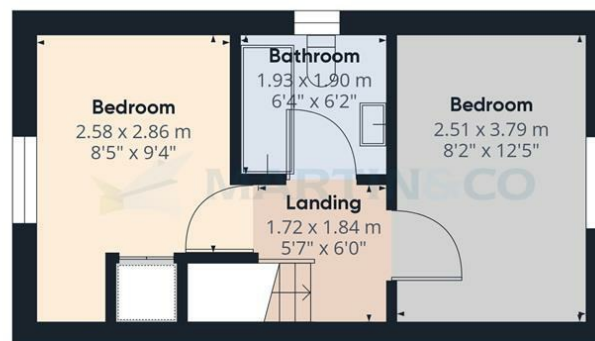
#### Fixtures & Fittings.

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<sup>(1)</sup>**

51.78 m<sup>2</sup>  
557.36 ft<sup>2</sup>

**Reduced headroom**

0.94 m<sup>2</sup>  
10.12 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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.