



Dellfield Court, Lincoln

Asking Price £200,000

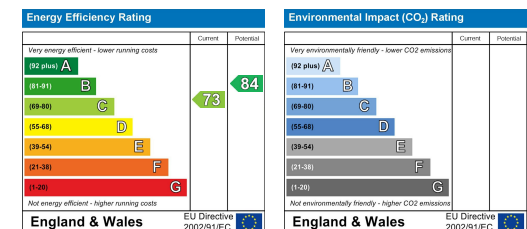

MARTIN&CO

Dellfield Court, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

Asking Price £200,000

- Extended Family Home
- Open Plan Modern Kitchen Diner
- Four Piece Bathroom
- Landscaped Rear Garden
- Driveway Parking
- Detached Garage
- Tenure: Freehold
- Council Tax Band - B / EPC Rating - C



Extended three bedroom semi-detached home within the popular Birchwood area. Positioned within a cul-de-sac setting and making for an ideal first time purchase. Comprising internally of an entrance, living room, kitchen and dining room, three bedrooms and a family bathroom. Externally offering front and rear gardens, driveway parking and detached garage. 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 - C
Council Tax Band - B
Tenure - Freehold

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

Living Room
15'9" x 11'5" (max measurements).
PVC bay fronted window, carpet flooring, radiator, light fitting and access to the under stairs cupboard.

Kitchen
14'5" x 8'1"
Base and eye level high gloss units with square edge work surfaces and matching up stand, tiled splash backs and an inset stainless steel sink and drainer. Fitted double oven, five ring gas hob with extractor



over, integrated slimline dishwasher, space and plumbing for a washing machine plus further space for an American style fridge freezer. PVC window to the rear, laminate flooring, light fittings and the mains consumer unit.

Dining Room
8'8" x 7'8"

Laminate flooring, heated towel rail, electric radiator, pendant fitting, PVC windows and French doors to the garden.

Stairs / Landing

Carpet flooring, pendant fitting and access to the loft which houses the gas combination boiler.

Bathroom
6'9" x 6'0"

Fully tiled room with a four piece suite comprising of a low level WC, pedestal wash basin, panel bath and a corner cubicle with thermostatic mixer shower. PVC window to the rear, heated towel rail, light and extractor.

Bedroom
10'0" x 8'1"

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

Bedroom
12'0" x 8'1"

PVC window to the front, laminate flooring, radiator and a ceiling fan. Fitted bedroom storage is included within the sale.

Bedroom
8'11" x 5'11"

Having been previously used as a dressing room, this room comprises of a PVC window to the front, carpet

flooring, radiator, pendant fitting and a built in storage cupboard.

Garage
18'8" x 9'11"

Electric front roller door and PVC side personnel door, small wood frame extension to the rear, separately fused for light and power.

Outside

To the front is a spacious blocked paved driveway for off road parking, lawned garden with planted borders, security lighting and gated access to the rear.

The rear offers a South East facing landscaped garden with an extensive porcelain and resin patio areas with slate bed planted borders. Fully enclosed with lighting and water supply.

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

Floor 1 Building 1

Approximate total area⁽¹⁾

81.93 m²
881.89 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.