



St. Margarets Gardens, Lincoln

Asking Price £230,000



St. Margarets Gardens, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

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- Mature Residential Setting
- Desirable Corner Plot
- Potential to Extend STPP.
- Cul-De-Sac Position
- Sold with No Onward Chain
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
	Current	Potential		Current	Potential
		81			
	63				

Three bedroom semi-detached home occupying a generous and desirable corner plot with space to further extend STPP, within a pleasant cul-de-sac setting off Hykeham Road. Comprising internally of a living room, dining room, kitchen, sun room, WC, three bedrooms and a bathroom. Externally offering front, side and rear gardens, driveway parking and a single garage. Sold with no onward chain.

Positioned off Hykeham Road with access to local amenities including schooling of all ages, doctors surgery, public houses, shops, butchers, supermarkets and more. Road and rail links available including a train station and the A46 bypass plus a regular bus service into the city.

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

Entrance Hall

PVC front entrance door and side panels, tiled flooring, radiator, pendant fitting and stairs rising to the first floor with a storage cupboard below housing the electric meter.

Living Room

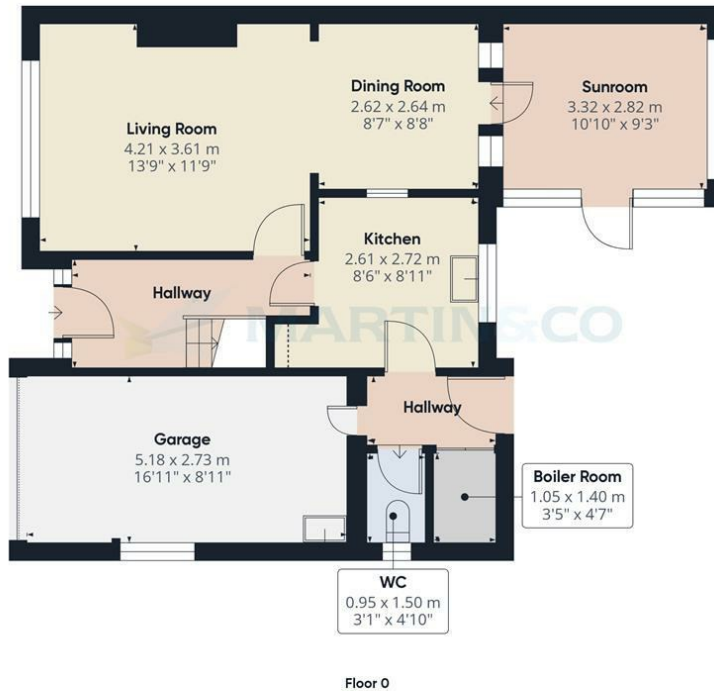
13'9" x 11'10"

PVC window to the front aspect, wood effect laminate flooring, light fitting and a radiator. Gas feature fire with hearth and surround.



Dining Room 8'8" x 8'6" Single glazed door and windows leading to the sunroom, wood effect laminate flooring, light fitting and a radiator. Sun Room 10'10" x 9'2" Double glazed with access to the garden, tiled flooring and fluorescent lighting. Kitchen 8'10" x 8'5" Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Space for a gas cooker with fitted extractor above, space and plumbing for a washing machine plus further space for a fridge freezer. Tiled flooring, radiator, PVC rear window and a light fitting. Passage Tiled flooring, light fitting and a PVC rear door to the garden. Boiler Room 4'8" x 3'5" Newly installed Ideal combination boiler with wall mounted digital control, tiled flooring and lighting.	WC 4'11" x 3'0" WC, tiled flooring, radiator, light fitting and a side window. Stairs / Landing PVC window to the side, carpet flooring, pendant fitting and access to the loft. Bathroom 7'8" x 5'7" Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Wood effect laminate flooring, PVC side window, radiator and a light fitting. Bedroom 11'1" x 10'11" (max measurements). PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator. Built in wardrobe storage. Bedroom 11'5" x 10'10" (max measurements). PVC window to the front aspect, carpet flooring, pendant fitting and a radiator. Bedroom 7'8" x 6'9" PVC window to the front aspect, wood effect laminate flooring, pendant fitting and a radiator.	Garage 16'10" x 8'10" Up and over door to the front with a personnel door to the rear, PVC side window, light and power with the mains consumer unit housed. Outside Occupying a generous and desirable corner plot with space to further extend STPP. The rear of the property faces to the South East, where the garden wraps around to the South and the West. The gardens are mainly laid to lawn with mature fruit trees, shrubs and borders, decorative pathways and a paved patio area. Garden shed and greenhouse are included within the sale. To the front is a concrete driveway for off road parking, small walled garden laid to lawn with planted borders 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.
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Approximate total area⁽¹⁾
 99.37 m²
 1069.62 ft²

Reduced headroom
 0.15 m²
 1.59 ft²

(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.