



Gibson Road, Lincoln

Asking Price £260,000

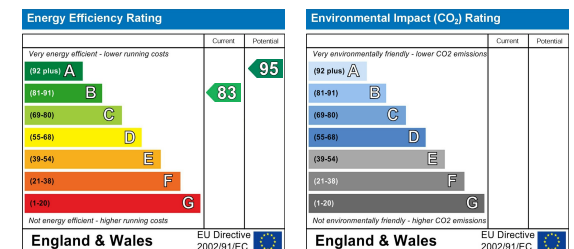

MARTIN&CO

Gibson Road, Lincoln

House - Semi-Detached
3 Bedrooms, 2 Bathrooms

Asking Price £260,000

- Desirable Modern Development
- Immaculately Presented
- Open Plan Living
- Primary Bedroom with Ensuite
- Driveway Parking with Partly Converted Garage
- Landscaped Rear Garden
- Tenure - Freehold
- Service Charge - £100pa
- Council Tax Band - B
- EPC Rating - B



Immaculately presented three bedroom semi-detached home within the newly developed uphill site of Minster Fields. Comprising internally of an entrance hall with cloakroom, open plan living room into the kitchen diner with a utility area, three bedrooms, primary with ensuite and a family bathroom. Externally offering a converted garage to incorporate an office space to the rear, front and rear gardens plus driveway parking. In the agents opinion, this home is truly stunning and must be viewed to be fully appreciated.

The Minster Fields development sits to the North of Lincoln City 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 - B

Council Tax Band - B
Tenure - Freehold

Entrance Hall

Composite front entrance door, tiled flooring, radiator, pendant fitting, mains consumer unit, alarm panel, Honeywell thermostatic control and stairs rising to the first floor.

Cloakroom

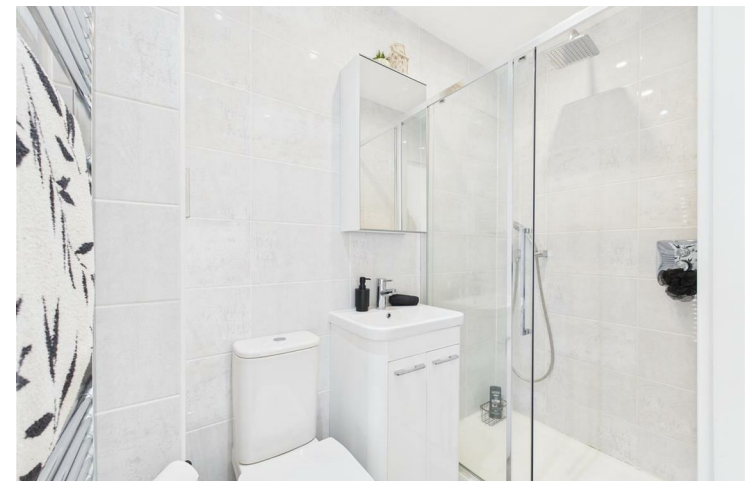
6'0" x 2'10"

Low level WC and vanity wash basin, tiled flooring, PVC front window, radiator and a pendant fitting.

Living Room

15'4" x 11'11" (max measurements).

PVC window to the front, carpet flooring, radiator, pendant fitting and an under stairs storage cupboard.



Kitchen Diner

Base and eye level units with a laminated work surface, matching upstand and an inset ceramic sink and drainer. Fully fitted with a range of appliances to include a double oven, induction hob with extractor over, integrated fridge freezer and dishwasher. Tiled flooring, radiator, spot lit ceiling plus feature wall unit lighting, PVC rear window and French doors giving access to the garden. There is a fantastic utility cupboard offering space and plumbing for a washing machine, laminate work surface with matching upstand and base unit, light and extractor.

Stairs / Landing

Carpet flooring, radiator, pendant fitting, Honeywell thermostatic control and a shelved airing cupboard housing the hot water cylinder.

Bedroom

9'9" x 6'3"

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

Bedroom

13'0" x 8'9" (max measurements).

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

Ensuite

7'0" x 3'9"

Low level WC, vanity wash basin and a double cubicle with thermostatic rainfall shower over and separate body sprayer. Fully tiled walls, tile effect flooring, heated towel rail, spot lit ceiling and extractor.

Bedroom

9'9" x 8'2"

PVC window to the front aspect, carpet flooring, pendant fitting, radiator and built in wardrobes.

Bathroom

6'9" x 6'0"

Bathroom 2.067 x 1.839

Low level WC, vanity wash basin and a P shaped bath with mains thermostatic shower over. PVC front window, tile effect flooring, fully tiled walls, heated towel rail, spot lit ceiling and extractor.

Garage

Having been partially partitioned to the rear, this now provides a great office space for those looking to work from home. Accessed via a rear composite door, the rear of the garage has fitted flooring, separately fused for light and power plus housing the Worcester gas boiler. The front of the garage offers an up and over door to the front and is used for storage only.

Outside

To the front is a block paved driveway suitable for multiple vehicles to park off road, small lawned garden with external lighting and access to the rear via shared passageway. The front offers a pleasant aspect overlooking the green and newly installed park adjacent to.

Facing to the South East, the enclosed rear garden has been pleasantly landscaped with a patio area, laid lawn, gravel and planted borders. Furthermore, there is a second patio area with pergola, gated access, water, lighting and power supply. There is a garden shed which 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.

Service Charge

Service Charge - £100 per annum, payable in six monthly instalments of £50.

Minster Fields Management Co. LTD.

This covers the maintenance and upkeep of the public open spaces.

Reviewed annually.

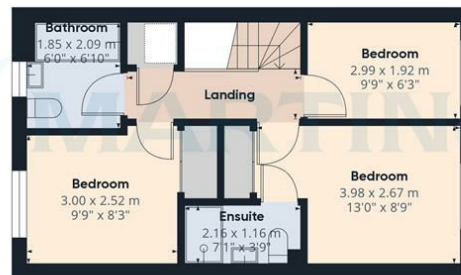
This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Floor 0



Floor 1



Approximate total area⁽¹⁾

88.96 m²
957.55 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

