Gregg Hall Crescent, Lincoln

Asking Price £270,000

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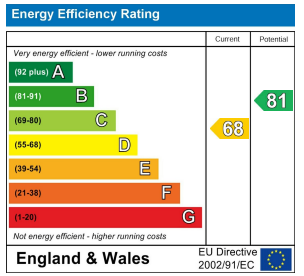
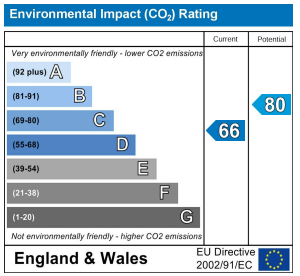
Gregg Hall Crescent, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

Asking Price £270,000

- Bay Fronted Home
- Desirable Location
- Modern and Well Presented
- Open Plan Kitchen Diner
- Driveway Parking
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - B / EPC Rating - D





Three bedroom semi-detached bay fronted home situated within the extremely popular Gregg Hall Crescent just off Hykeham Road. This well presented 1950s property comprises internally of an entrance hall, living room, open plan kitchen diner with rear sun room, three bedrooms and a bathroom. No chain.

Gregg Hall Crescent is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

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

Entrance Hall
Double glazed entrance door with side panel, PVC side window, wood effect laminate flooring, radiator and a spot lit ceiling. Stairs with inset feature lighting rising to the first floor.

Living Room
14'5" x 14'5"
PVC bay fronted window, carpet flooring, ceiling and wall lighting, radiator and a wall mounted flame effect electric fire.

Kitchen Diner
21'7" x 9'0"
Base and eye level units with laminated work surfaces incorporating a breakfast bar, matching upstand and an inset ceramic sink and drainer. Fitted appliances to include an oven, hob with extractor over, integrated microwave and fridge freezer. Space and plumbing for both a washing machine and dishwasher. Wood effect laminate flooring, PVC window to the rear, Hive wireless thermostatic control, sliding patio doors leading to the sun room, radiator, ceiling and feature plinth lighting, PVC side door and the Veissmann combination boiler is housed. Pantry cupboard with a side PVC window houses the mains consumer unit and electric meter.

Sun Room
9'11" x 8'0"
Sliding patio doors to the garden, vinyl flooring, lighting and a vertical radiator.

Stairs / Landing
PVC side window, carpet flooring, radiator, spot lit ceiling and access to the loft via a fitted ladder.

Bathroom
9'2" x 5'5"
Concealed cistern WC with a vanity sink and a P shaped bath with thermostatic rainfall shower head over and separate body sprayer. Feature tiled flooring, heated towel rail, PVC rear windows, spot lit ceiling and extractor.

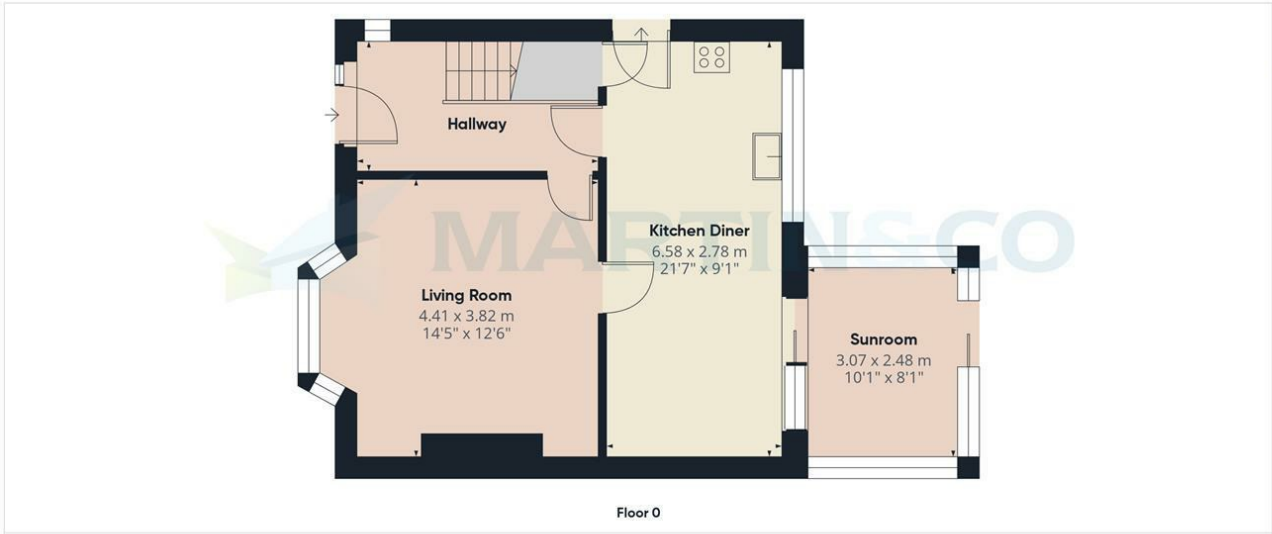
Bedroom
12'0" x 10'1"
PVC window to the rear aspect, carpet flooring, spot lit ceiling and a radiator.

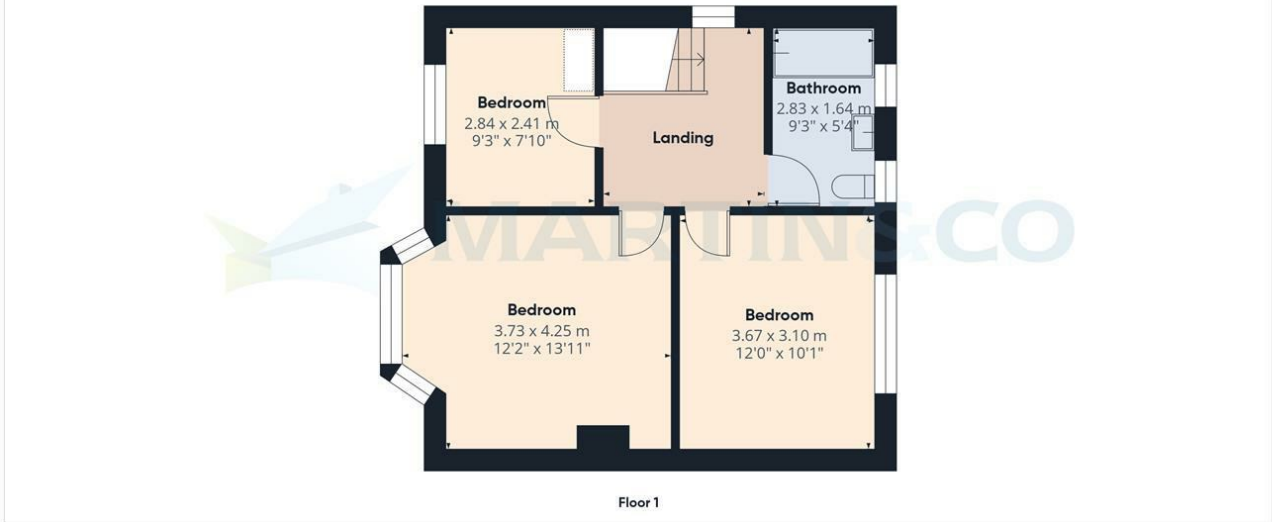
Bedroom
13'11" x 12'1"
PVC bay fronted window, carpet flooring, ceiling and wall lighting plus a radiator.

Bedroom
9'3" x 7'10"
PVC window to the front, carpet flooring, spot lit ceiling and a radiator.

Outside
The front offers a gravelled garden, rain canopy with lighting over the front door and a block paved driveway suitable for multiple vehicles to park off road.
To the rear is a South facing garden being mainly laid to lawn with a patio area and a concrete hardstanding, ideal for a garage base, with two sheds that are included within the sale. Outside power and water supply, lighting and gated to the front.

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)

95.2 m²

1025 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, seller(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.

The Property Ombudsman