



**Aldergrove Crescent, Lincoln**

**Offers In The Region Of £200,000**

  
**MARTIN&CO**



## Aldergrove Crescent, Lincoln

Bungalow - Detached  
2 Bedrooms, 1 Bathroom

Offers In The Region Of  
£200,000

- Detached Bungalow
- Popular Location
- Single Garage
- Spacious Living Room
- Front and Rear Gardens
- Driveway Parking
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C
- Council Tax Band - B



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		86	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	69		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Two bedroom detached bungalow within the Doddington Park area of Lincoln. Comprising internally of an entrance hall, spacious living room, kitchen, two bedrooms, shower room and a sunroom. Externally benefitting from a South Facing rear garden, driveway parking and single 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.

The agent hasn't been notified of any issues with potential impact on the property. The agent has not seen sight of the title registration so the title is

assumed as freehold only. We recommend buyers to seek legal advice and to carry out their own due diligence on this matter.

EPC Rating - C  
Council Tax Band - B

Draft Particulars

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

Entrance  
3'7" x 3'3"



Living Room  
18'2" x 12'8"

Bedroom  
11'2" x 10'11"

Bedroom  
11'4" x 8'11"

Shower Room  
6'4" x 5'5"

Kitchen  
10'8" x 7'7"

Sunroom  
9'10" x 7'10"

Garage  
18'3" x 8'11"

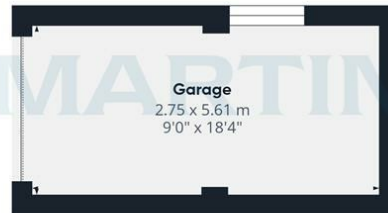
#### Fixtures & Fittings.

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



Approximate total area<sup>m</sup>

77.6 m<sup>2</sup>

837 ft<sup>2</sup>

(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.

GIRAFFE360

Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . [lincoln@martinco.com](mailto: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.

