



Binbrook Close, Lincoln

Asking Price £180,000

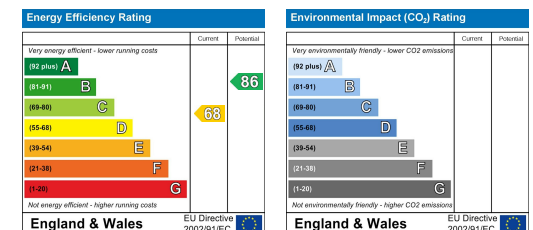

MARTIN&CO

Binbrook Close, Lincoln

House - Semi-Detached
2 Bedrooms, 1 Bathroom

Asking Price £180,000

- Semi Detached Property
- Two Bedrooms
- Great Location
- Cul De Sac Setting
- Single Garage
- Parking for Multiple Vehicles
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - A
- Sold With No Onward Chain



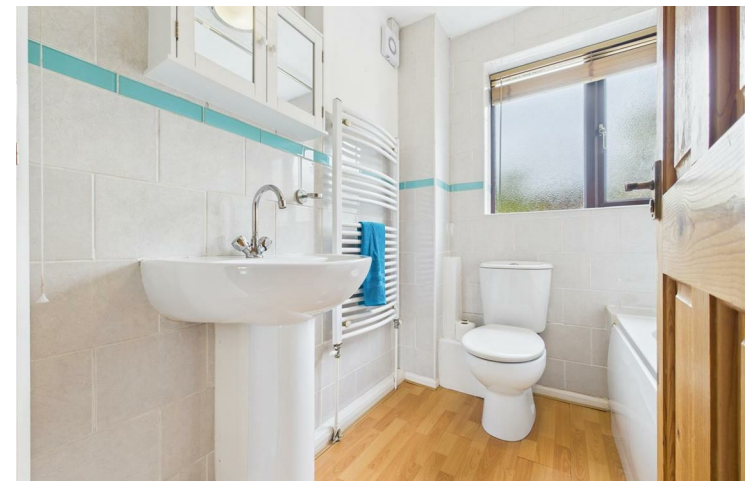
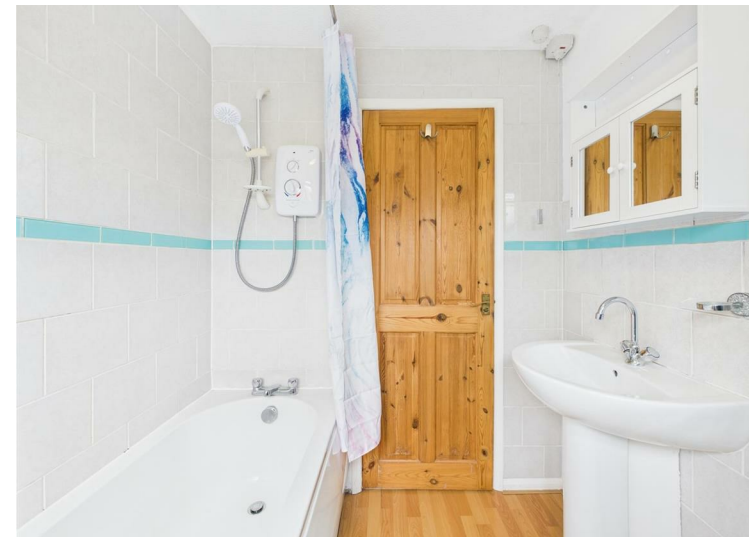
Nestled in the sought-after area of Birchwood with access to A46, this semi-detached house presents an excellent opportunity for both first-time buyers and investors. Comprises internally of two reception rooms, kitchen, two bedrooms and a family bathroom. Externally offering a driveway for several vehicles, front and rear gardens and a single garage. Sold with 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 - D
Council Tax Band- A
Tenure- Freehold

Living Room
13'5" x 10'5"
Three piece PVC bay window to the front aspect overlooking the drive, electric feature fireplace with surround, radiator, light fitting and wood effect laminate flooring. Stairs rising to the first floor with a storage cupboard below.

Dining Room
7'6" x 11'8"
PVC entrance door to the side, PVC French doors to the rear aspect, wood effect laminate flooring, radiator, mains consumer unit and light fitting.



Kitchen

8'3" x 5'10"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink with bowl and half and drainer. Integrated extractor fan, space for a cooker, fridge freezer and plumbing for a washing machine. PVC window to the rear aspect, flush fitted ceiling light and wood effect laminate flooring.

Stairs / Landing

Spot lit ceiling, carpet flooring and access to the loft.

Main Bedroom

10'11" x 13'2" max

PVC windows to the front aspect, wood effect laminate flooring, storage cupboard housing the Vaillant combination boiler and EPH controls along with a portable thermostat and pendant light fitting.

Second Bedroom

6'9" x 10'11"

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

Bathroom

6'2" x 5'11"

Modern fully tiled bathroom with a three piece suite comprising of a panel bath with overhead Mira electric shower, low level WC and a pedestal wash basin. Heated towel rail, PVC window to rear aspect, wood effect laminate flooring and flush light fitting with extractor.

Outside

The front of the property offers a rain canopy over the front door, lighting, gravelled driveway suitable for multiple vehicles to park off road, leading up to a five

bar gate, block paved drive way and twin electric sockets.

To the rear is a fully enclosed and mainly laid to lawn garden including grass and artificial grass areas, raised flower beds, mature shrubs/tree and and patio area.

Garage

Up and over door to the front, window to the side and separate mains consumer unit for lighting and power.

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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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.