



Western Crescent, Lincoln

Offers In Excess Of £300,000


MARTIN&CO



Western Crescent, Lincoln

House - Detached
3 Bedrooms, 1 Bathroom

Offers In Excess Of £300,000

- Extended Detached Family Home
- Lounge and Dining Room
- Sunroom with Insulated Roof
- Downstairs Cloakroom
- Landscaped Rear Garden
- Tandem Length Garage with Workshop
- Driveway Parking
- Popular Residential Location
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

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

Extended bay fronted detached family home occupying a generous plot within the popular Boutham Park area. Comprising internally of a porch entrance, lounge, kitchen, dining room, sun room, cloakroom, three bedrooms and a bathroom. Tandem length garage with workshop, landscaped gardens and parking.

Western Crescent is just off Boutham Park Road, offering a wealth of amenities to include schooling, shops, doctors surgery and parks. Public transport links run in and out of the historic Cathedral city of Lincoln.

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

PORCH
6'11" x 3'0"
PVC door to the front aspect and vinyl flooring.

ENTRANCE HALL
PVC entrance door onto vinyl flooring, radiator, PVC side window, pendant fitting, Salus thermostatic control and stairs rising to the first floor with storage below.

LOUNGE
14'10" x 12'9" max measurements
PVC bay window to the front, carpet flooring, radiator, wall lighting and a gas feature fire with hearth and surround.

SITTING/DINING ROOM
12'9" x 11'3"
Laminate flooring, light fitting, radiator plus a multi-fuel



stove. Double doors to the rear giving access to the sun room.

SUN ROOM

11'5" x 9'0" approximate measurements

Part brick, part PVC construction with an insulated roof, tiled flooring and French doors out to the garden.

KITCHEN

17'1" x 10'3" max measurements

Base and eye level units with roll edge worksurfaces, inset stainless steel sink and drainer plus tiled splash backs.

Integrated fridge, space for a freestanding cooker, extractor over and space with plumbing for a washing machine. PVC window to the rear aspect, tiled flooring, radiator, two light fittings and a Baxi combination boiler is housed.

CLOAKROOM

3'10" x 3'5"

Low level WC, vinyl flooring, PVC window to the side aspect and wall lighting. Mains consumer unit housed.

STAIRS/LANDING

PVC window to the side aspect, carpet flooring, pendant fitting and access to the loft being partially boarded with a light and pull down ladder.

BATHROOM

9'2" x 5'7"

Low level WC, pedestal wash basin and a panel bath with head and hose attachment plus a separate mains fed shower over. Laminate flooring, PVC window to the rear aspect, light fitting and a radiator.

BEDROOM

12'9" x 10'7"

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

BEDROOM

14'2" x 12'8" max measurements

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

BEDROOM

9'2" x 7'9"

PVC window to the front aspect, carpet flooring, pendant fitting, radiator and a fitted storage cupboard.

GARAGE

21'3" x 8'11"

Tandem garage is split into two for a garage and workshop.

The garage to the front has an up and over door, PVC window to the side, light and power.

WORKSHOP

15'7" x 9'0"

Tandem garage is split into two for a garage and workshop.

The workshop to the rear has a side PVC door and window, water supply, light and power.

OUTSIDE

To the front aspect is a long tarmac driveway suitable for several vehicles to park off road, leading to the garage. Low maintenance front with a gravelled area and planted borders plus gated access to the rear on both sides.

The rear offers a private landscaped garden, mainly laid to lawn with decorative mature planted borders, patio area and pathways plus a water supply. There is a summer house with power that can be included within the sale at an additional cost.

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.





Approximate total area⁽¹⁾

137.79 m²
1483.11 ft²

Reduced headroom

0.12 m²
1.24 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

