

Baker Crescent, Lincoln

Asking Price £240,000


MARTIN & CO

Baker Crescent, Lincoln

House - Detached

3 Bedrooms, 1 Bathroom

Asking Price £240,000

- Detached Family Home
- Move In Ready
- Popular Location
- Modern Sunroom
- South West Facing Landscaped Garden
- Driveway Parking
- Single Garage
- Tenure - Freehold
- EPC Rating - C
- 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		
	69	81
England & Wales	EU Directive 2002/91/EC	

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	

Detached three bedroom family home, occupying an envious plot within the cul-de-sac, in the residential area of Doddington Park. Comprising internally of a living room, kitchen, dining room and sunroom, three bedrooms and a bathroom. Externally offering a South West facing landscaped rear garden, resin driveway for off road parking and a detached single garage. Move in ready with many upgrades and additions by the current owner.

Doddington Park offers access to schooling for all ages, local amenities, shops, doctors and public transport services plus the A46 bypass road link.

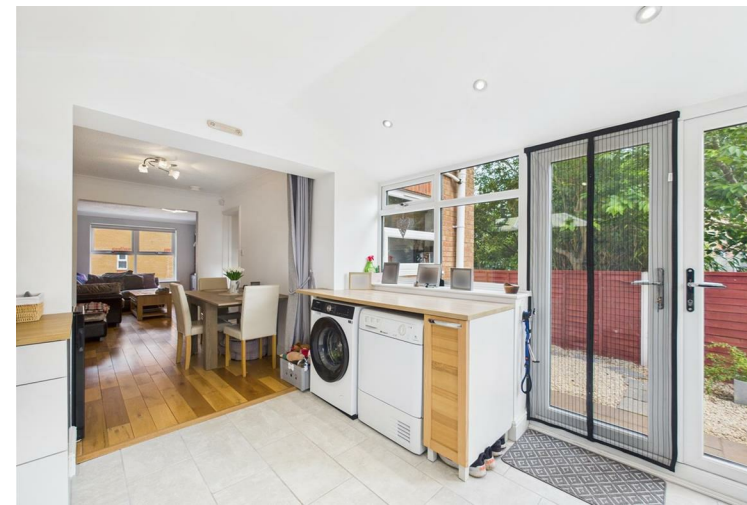
EPC Rating - C

Council Tax Band - C
Tenure - Freehold

Entrance Hall
PVC front door, carpet flooring, radiator, light fitting, Nest thermostatic control and stairs rising to the first floor.

Living Room
13'8" x 12'2" (max measurements).
PVC window to the front, wood flooring, two radiators and a light fitting.

Dining Room
9'8" x 7'3"
Open plan to the living room and conservatory with wood flooring, light fitting and a radiator.



Kitchen

9'8" x 7'9"

Base and eye level units with laminated work surfaces, tiled splash back and an inset stainless steel sink and drainer. Fitted double oven with electric hob and extractor over, integrated fridge freezer plus space and plumbing for a dishwasher. PVC side door and rear window, housed mains consumer unit, vinyl flooring, light fitting, radiator and an under stairs pantry cupboard.

Sunroom

12'3" x 8'3"

PVC window surround with French doors out to the garden and an insulated pitched roof. Spot lit ceiling, tiled flooring and additional storage with a laminated work surface plus space and plumbing below for both a washing machine and tumble dryer.

Stairs / Landing

Carpet flooring, PVC side window, light fitting and airing cupboard housing the Baxi combination boiler. Access to the fully boarded loft via a pull down ladder, with lighting.

Bathroom

5'10" x 5'5"

Concealed cistern WC and vanity wash basin, panel bath with thermostatic shower over. Vinyl flooring, fully tiled walls, heated towel rail, PVC rear window, light and extractor.

Bedroom

10'0" x 9'4"

PVC window to the rear aspect, wood effect laminate flooring, ceiling fan and a radiator.

Bedroom

12'0" x 9'4"

PVC window to the front aspect, carpet flooring, ceiling fan, radiator and fitted bedroom furniture.

Bedroom

9'1" x 6'0"

PVC window to the front aspect, wood effect laminate flooring, light fitting and a radiator.

Garage

16'11" x 8'2"

Up and over door to the front, separately fused for light and power.

Outside

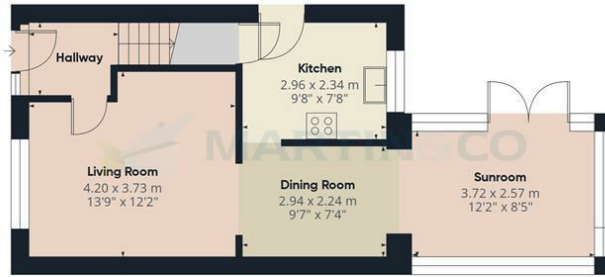
To the front is a generous resin driveway for off road parking with additional gravel parking in-front of the garage. The front further benefits from a power supply, rain canopy over the front door and feature lighting.

The rear offers a fully enclosed, South West facing, landscaped garden offering laid lawn, gravelled borders with a mature tree and an Indian sandstone patio area. Stepping stone pathway leads to the access gate past the 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.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
87.1 m²
936 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.