



Pinewood Crescent, Lincoln

£200,000


MARTIN&CO

Pinewood Crescent, Lincoln

House - Mid Terrace

3 Bedrooms, 3 Bathroom

£200,000

Date Available:

Deposit:
null

- Ideal First Purchase or Investment Opportunity
- Beautifully Presented Home
- Fitted Kitchen with Integrated Appliances
- Landscaped Gardens
- Allocated Parking for Two Vehicles
- Cul-De-Sac Position
- Popular Residential Area
- Tenure - Freehold / Service Charge - £156PA
- Council Tax Band - B
- EPC Rating - C

Beautifully maintained and immaculately presented home within the popular residential area of Doddington Park. This three bedroom property would make for an ideal first time or investment purchase. Comprising internally of an entrance hall with cloakroom, kitchen diner and living room, three bedrooms and a shower room. Externally offering landscaped gardens and allocated parking.



Beautifully maintained and immaculately presented home within the popular residential area of Doddington Park. This three bedroom property would make for an ideal first time or investment purchase. Comprising internally of an entrance hall with cloakroom, kitchen diner and living room, three bedrooms and a shower room. Externally offering landscaped gardens and allocated parking.

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 - C
Council Tax Band - B
Tenure - Freehold

Service Charge
Service Charge - £156 per annum, payable annually, every April.
Blue Property Management
This covers the maintenance and upkeep of the public open spaces.
Reviewed annually.

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Entrance Hall
Composite entrance door onto porcelain tiled flooring with stairs rising to the first floor, radiator, alarm control panel, pendant fitting and the mains consumer unit.

Cloakroom
4'9" x 3'3"
Low level WC, pedestal wash basin, porcelain tiled flooring, radiator, pendant fitting and an extractor.

Kitchen Diner
13'7" x 11'7"
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fully fitted with a range of appliances to include an oven with gas hob and extractor over, integrated fridge freezer, washing machine and slimline dishwasher. Porcelain tiled flooring, PVC window to the front, radiator, spot lit ceiling and ceiling extractor. The Ideal gas combination boiler is housed.

Living Room
14'8" x 11'5"
PVC French doors to the rear aspect, carpet flooring, pedant fitting, radiator, digital thermostatic controls and an under stairs storage cupboard.

Stairs / Landing
Carpet flooring, pendant fitting and a radiator. Access to the loft via a pull down ladder, partially boarded with lighting.

Bedroom
6'8" x 5'11"
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

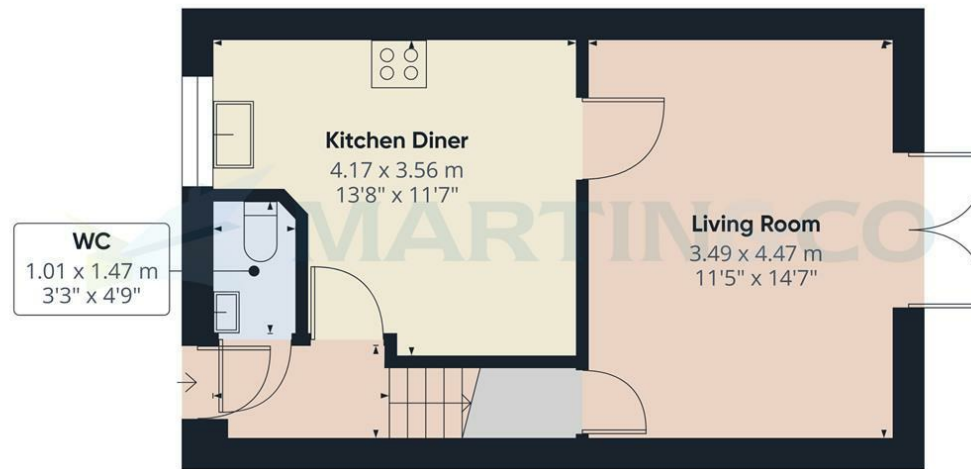
Bedroom
10'9" x 8'6" (measured to the fitted wardrobes).
PVC window to the rear aspect, carpet flooring, pendant fitting, radiator and sliding fitted wardrobes.

Bedroom
12'6" x 8'0"
PVC window to the front, carpet flooring, pendant fitting and a radiator.

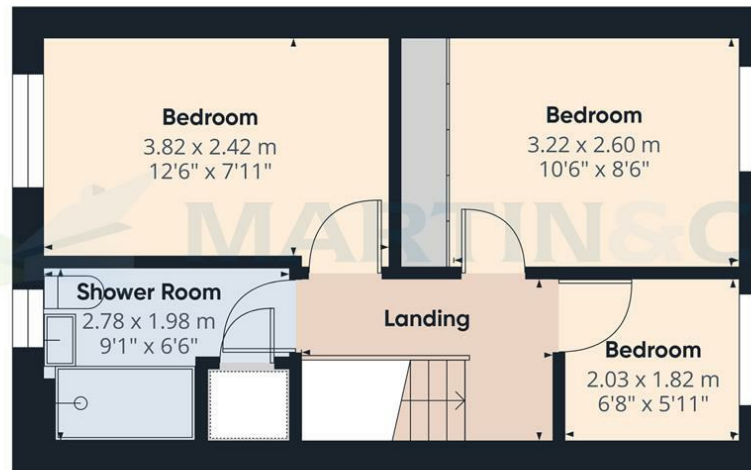


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



Floor 0



Floor 1

Approximate total area⁽¹⁾
65.4 m²
704 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.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . 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.