



Nightingale Crescent, Lincoln

£325,000


MARTIN&CO

Nightingale Crescent, Lincoln

House - End Terrace

3 Bedrooms, 3 Bathroom

£325,000

Date Available:

Deposit:
null

- Unique Development Opportunity
- Family Home with Two Building Plots
- Outline Planning Granted For The Erection of Two Semi Detached Houses
- Lincoln City Planning Ref 2022/0647/OUT
- Existing Double Garage with Driveway Parking
- Mature South Facing Garden
- Popular Residential Location
- Tenure - Freehold
- Council Tax Band - A
- EPC Rating - D

Three bedroom end terraced family home offering a unique development opportunity with outline planning granted for the erection of two semi-detached houses. The application (Lincoln City Planning ref 2022/0647/OUT) is in the process of being extended. Viewings are by appointment only.



Three bedroom end terraced family home offering a unique development opportunity with outline planning granted for the erection of two semi-detached houses. The existing dwelling comprises internally of an entrance porch, utility/store, kitchen, spacious living room and conservatory, three bedrooms and a shower room. Externally offering a mature gardens with the rear facing to the South, off street parking for multiple vehicles and a double garage. Viewings are by appointment only.

The application (Lincoln City Planning ref 2022/0647/OUT) is in the process of being extended. The plot (84' x 40' approx. STS) currently occupies a double garage, driveway and garden.

Nightingale Crescent 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

Entrance Porch
5'4" x 4'2"
PVC entrance door and PVC side window, wood effect laminate flooring and a secondary semi-glazed door to the kitchen.

Store / Utility Area
6'8" x 4'8"
PVC window to the front, eye level units, wood effect laminate flooring and a light fitting.

Kitchen
17'7" x 11'4" (max measurements).
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Space for a freestanding cooker, under counter appliance space and plumbing for a dishwasher plus space for an American style fridge freezer. Ceiling lighting, mix of wood effect laminate flooring and tiled flooring, Drayton digital boiler controls, vertical radiator, alarm control panel, fuse board and electric meter housed. PVC rear door and window to the conservatory, stairs rising to the first floor with a storage cupboard below.

Living Room
17'7" x 13'8"
PVC window to the front with sliding patio doors to the rear leading to the conservatory, carpet flooring, feature electric fire with hearth and surround, two light fittings and two radiators.

Conservatory
24'7" x 10'5" (max measurements).
Part brick, part PVC construction with French doors leading to the garden, wall lighting, wood effect laminate flooring and a radiator. Base level units with a laminated work surface housing the integrated washing machine.

Stairs / Landing
Carpet flooring, PVC rear window, radiator, access to the loft and a built in cupboard housing the Worcester combination boiler.

Bedroom
15'2" x 10'7"
PVC window to the front, carpet flooring, pendant fitting and a radiator.

Bedroom
10'10" x 6'11"
PVC window to the rear, carpet flooring, pendant fitting, radiator and a built in wardrobe.

Bedroom
12'0" x 10'0" (max measurements).
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		
(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	80

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	





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