



Wetherby Crescent, Lincoln



**£180,000**

- Bungalow
- Two Bedrooms
- No Onward Chain
- Virtual Viewing Available
- Popular Location
- Close To Amenities
- Freehold
- EPC rating D



Delightful two-bedroom bungalow, located in the highly sought after area of North Hykeham and for sale with NO ONWARD CHAIN. With in walking distance of local amenities and doctors.

The property offers entrance porch, lounge, kitchen, two bedrooms and bathroom. Outside the property to the front there is a paved driveway with room for multiple cars and leads to detached single garage. To the rear of the property there is an enclosed garden, laid to lawn with out buildings.

### Porch

Windows to front and side aspect and door to side aspect.

### Lounge

16'11" x 12'7"

Window to front aspect, patio doors to rear aspect, feature fireplace, and radiator.

### Kitchen/Diner

16'6" x 8'10"

Windows to front and side aspect, and external door to side. Fitted with a range of base and eye level units with worktops over, sink with drainer, integrated electric oven and hob with extractor over and radiator.

### Inner Hallway

0.00m x 0.00m (0'0" x 0'0")

With built-in airing cupboard.



### Bedroom One

12'3" x 8'10"

Window to side aspect, built-in wardrobes, and radiator.

### Bedroom Two

9'11" x 8'11"

Window to rear aspect and radiator.

### Bathroom

Window to side aspect and fitted with wash hand basin, low level WC, panel bath with shower over and radiator.

### Outside

Front and rear gardens laid to lawn and paved driveway with ample parking leading to detached single garage.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

# Floorplan

GROUND FLOOR



WETHERBY CRESCENT, LN6 8TD

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the drawings. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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