



Goldcrest Avenue, Lincoln



£259,950

- Semi-Detached House
- Immaculate Throughout
- Driveway
- Popular Location
- Modern Kitchen Diner
- En-Suite
- Freehold
- EPC rating B



Three bedroom, semi-detached house located in the highly sought of village of Branston.
Within walking distance of local schools, shops and other amenities.

The property consisted of entrance hall, lounge, kitchen diner and WC to the ground floor. To the first floor there are three bedrooms with en-suite to master and family bathroom. Outside the property to the front there is a driveway for two cars and woodland views. To the rear of the property there is an enclosed garden with a raised decking area and lawned garden. Viewing is highly recommended.

Entrance Hall

External door to front aspect, storage cupboard and stairs to first floor.

Lounge

3.06m x 5.25m (10'0" x 17'2")

French doors to side aspect and radiator.

Kitchen Diner

2.88m x 5.50m (9'5" x 18'0")

Windows to front and side aspect and fitted with a range of modern wall and base units with worktops over, sink with drainer, integral electric double oven, four ring gas hob with extractor above, integral dishwasher and fridge freezer, space and plumbing for washing machine and radiator.



WC

Window to front aspect and fitted with low level WC, wash hand basin and radiator.

Landing

Airing Cupboard, access to loft, and radiator.

Bedroom One

4.13m x 2.92m (13'6" x 9'7")

Window to side aspect and radiator.

En-Suite

Fitted with walk in shower, low level WC, wash hand basin and radiator.

Bedroom Two

3.05m x 2.98m (10'0" x 9'10")

Window to front aspect and radiator.

Bedroom Three

3.36m x 2.17m (11'0" x 7'0")

Window to side aspect and radiator.

Family Bathroom

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

Outside

To the front of the property there is a driveway with parking for two cars. To the rear of the property there is an enclosed garden with raised decking area and lawned garden.

Service Charge

£207.52 annual service fee.

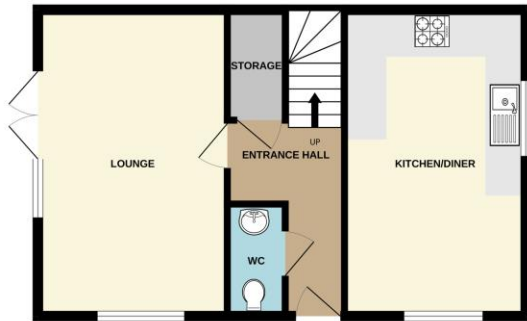


Agent Note

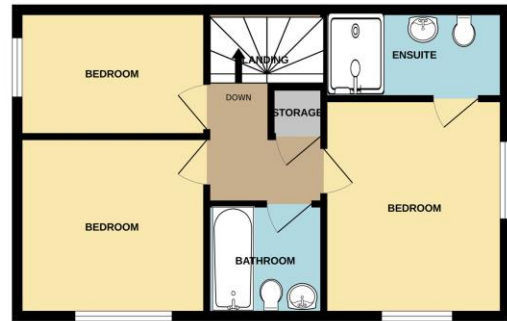
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Floorplan

GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



42 GOLDCREST AVENUE, BRANSTON

TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

Whilst 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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