



Heritage Court, Lincoln



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£170,000



## Key Features

- Bungalow
- End Terrace
- Two Bedrooms
- NO ONWARD CHAIN
- Over 55's Development
- Popular Location
- EPC rating D
- Council Tax Band A





Two bedroom, end of terrace bungalow, located on the popular over 55's development in Navenby. Within walking distance of the local shops, doctors and bus stops. The property also benefits from being sold with NO ONWARD CHAIN.

Internally the property consists of entrance porch, hall, lounge, kitchen, conservatory, two bedrooms and shower room. Externally the property has an enclosed rear garden with decking area and single garage in a block.

#### Porch

External door to front aspect, and storage cupboard.

#### Hall

Access to loft space, and two storage cupboards.

#### Lounge 3.63m x 5.85m (11'11" x 19'2")

Bay window to front aspect and electric radiator.

#### Kitchen 3.63m x 2.37m (11'11" x 7'10")

Window to rear aspect and fitted with a range of wall and base units with worktops over, electric four ring hob with extractor over, electric oven, sink with drainer and space for fridge freezer.

#### Conservatory 4.42m x 2.28m (14'6" x 7'6")

Patio doors to rear aspect, plumbing and space for washing machine.

#### Bedroom One 3.34m x 3.40m (11'0" x 11'2")

Window to rear aspect and radiator.

#### Bedroom Two 2.77m x 3.59m (9'1" x 11'10")

Windows to front and side aspect, and built in wardrobes.

#### Bathroom 1.70m x 2.63m (5'7" x 8'7")

Window to rear aspect and fitted with shower cubicle, low level WC, wash hand basin and heated towel radiator.

#### Outside Front

Garage in a block with up and over door.

#### Outside Rear

Decking area and lawned garden.

#### Agent Notes

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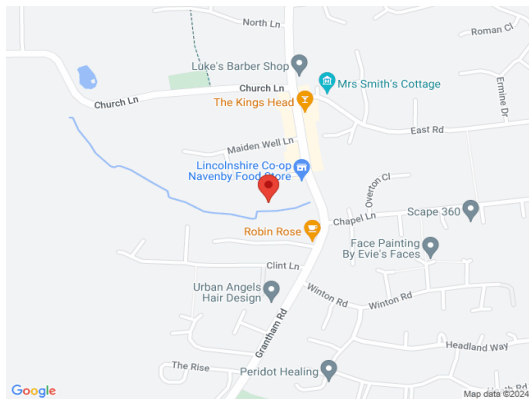




**GROUND FLOOR**  
773 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.9 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

