



Greyling Close, Lincoln



**£185,000**

- Semi-detached House
- Three Bedrooms
- Allocated Parking
- Rear Garden
- Open Plan Kitchen/Diner
- Council Tax Band A
- Freehold
- EPC rating C



**\*FULLY REFURBISHED\*** This THREE BEDROOM Semi-Detached house has been fully refurbished by the current owners and upgraded with Solar Panels, Air Source Heat Pump and Underfloor Heating. Ideally positioned within walking distance of the local schools, shops and doctors.

The accommodation on offer comprises of Entrance Hall, Lounge and Kitchen Diner to the ground floor. To the first floor there are Three Bedrooms and Family Shower Room. Outside the property to the front there is a concrete and gravel driveway. To the rear of the property there is an enclosed lawned garden with out buildings.

The property also benefits from being sold with NO ONWARD CHAIN.

### Entrance Hall

With access to the stairs, lounge and kitchen/diner.

### Lounge

3.29m x 3.61m (10'10" x 11'10")

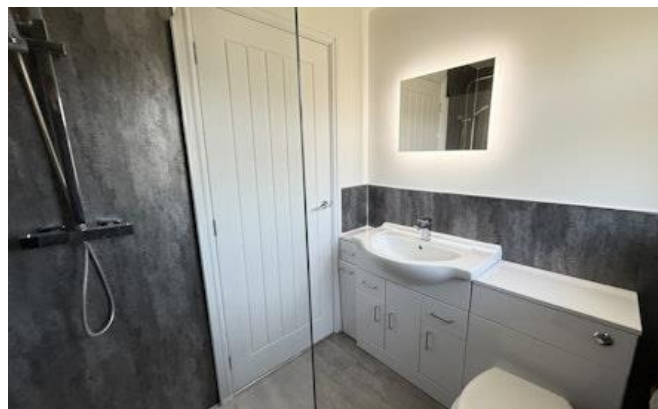
With a window to the front aspect and wooden flooring.

### Kitchen/Diner

5.4m x 3.81m (17'8" x 12'6")

With a window to the rear aspect and french doors opening into the rear garden, a range of wall and base units with worktops over, breakfast bar, integrated oven with four ring electric induction hob over, sink with drainer unit, space for washing/dryer and wooden flooring.





### Landing

With a window to the side aspect, access to the bathroom and bedrooms.

### Bathroom

With a window to the rear aspect, vanity unit with wash hand basin over, WC and walk in shower.

### Bedroom One

3.12m x 3.21m (10'2" x 10'6")

With a window to the rear aspect and radiator.

### Bedroom Two

3.12m x 2.99m (10'2" x 9'10")

With a window to the front aspect and radiator.

### Bedroom Three

1.92m x 1.82m (6'4" x 6'0")

With a window to the front aspect, bulk head and radiator.

### Outside

With a driveway providing off street parking and small lawn to the front of the property. A spacious enclosed rear garden with a lawn, pathway and mature shrubs enclosed by fencing.

### Solar Panels

Generate annually around 4000 kw.

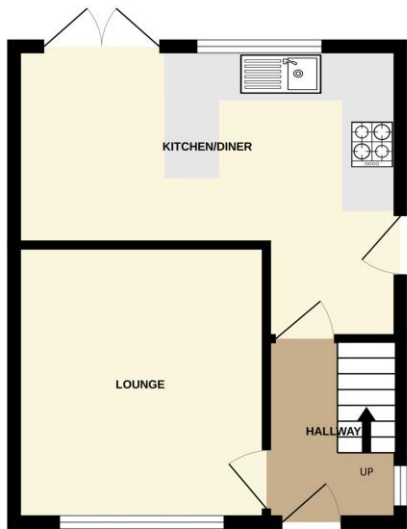
### Agent Note

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  
336 sq.ft. (31.2 sq.m.) approx.



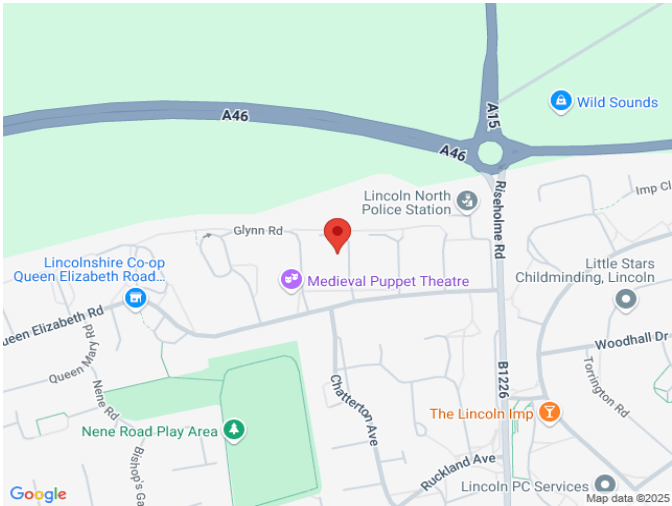
1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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.

Made with Metropix 5/0/25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590  
lincoln@newtonfallowell.co.uk