



Aldergrove Crescent, Lincoln



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OIRO £180,000

- Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Garage & Off-Road Parking
- Enclosed Garden
- Highly Sought After Location
- Freehold
- EPC Rating C



Two Double Bedroom Detached Bungalow boasting 18ft Lounge, Conservatory and ample parking with garage. The property is perfect for anyone looking to put their own stamp on their next home...

Property comprises, Entrance Hall, Lounge, Kitchen, Conservatory, Two double Bedrooms and a family Bathroom.

Externally, the property benefits from an easy maintenance garden to the front and rear and ample parking.

Entrance Hall 3'7" x 3'3" (1.1m x 1m)

With access to;

Lounge 18'2" x 12'7" (5.5m x 3.8m)

Window to front aspect, radiator, carpet, coving, fireplace.

Kitchen 10'7" x 7'7" (3.2m x 2.3m)

With window to the rear. Fitted with a range of base and eye level units, partially tiled walls, vinyl flooring, sink unit with drainer, space for cooker, space and plumbing for washing machine and access to conservatory.



Bedroom 1 11'2" x 10'11" (3.4m x 3.3m)

Window to rear aspect, coving, carpet, radiator.

Bedroom 2 11'3" x 8'11" (3.4m x 2.7m)

Window to front aspect, carpet, coving, radiator.

Bathroom 6'4" x 5'5" (1.9m x 1.7m)

With window to side aspect, double shower cubicle, low level wc, wash hand basin, fully tiled walls and flooring.

Outside

Detached single garage to side, enclosed rear patio with side access, gravelled area with ample parking to the front.

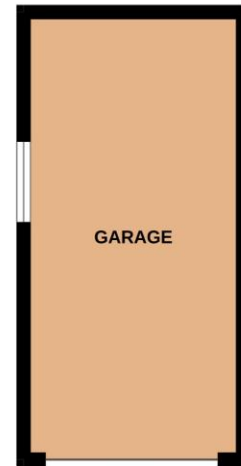
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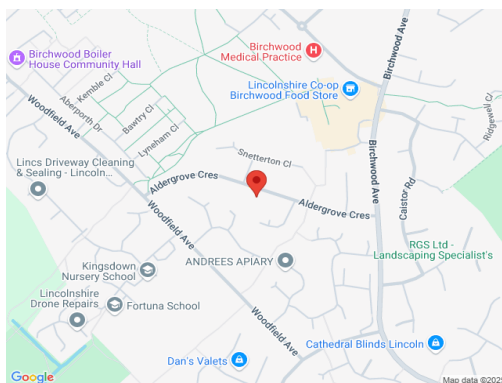
GROUND FLOOR



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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		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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