



**Webster Close, Lincoln**

**Asking Price £175,000**

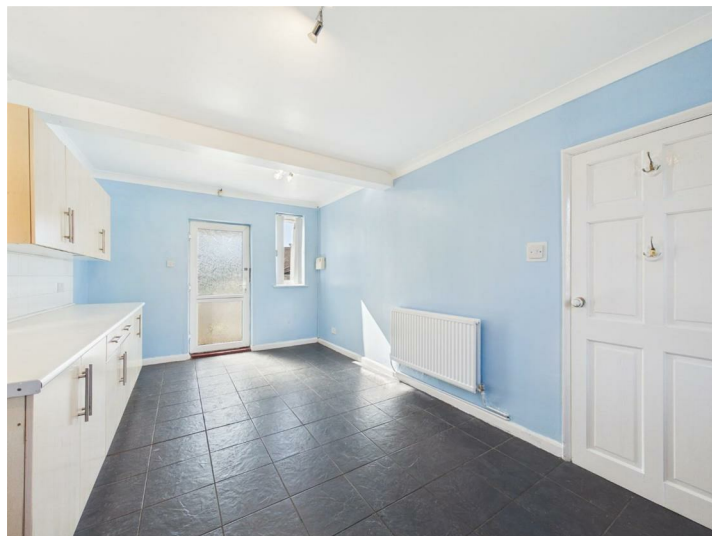


# Webster Close, Lincoln

House - Semi-Detached  
3 Bedrooms, 1 Bathroom

Asking Price £175,000

- Semi-Detached Home
- Generous Plot
- Off Road Parking
- Spacious Kitchen Diner
- Popular Residential Location
- Sold with No Onward Chain
- Tenure - Freehold
- Council Tax Band - A / EPC Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Three bedroom semi-detached home, occupying a generous plot within a popular residential location in Lincoln. Comprising internally of an entrance hall, living room, spacious kitchen diner, rear porch with WC, three bedrooms and a family bathroom. Benefitting from being sold with no onward chain.

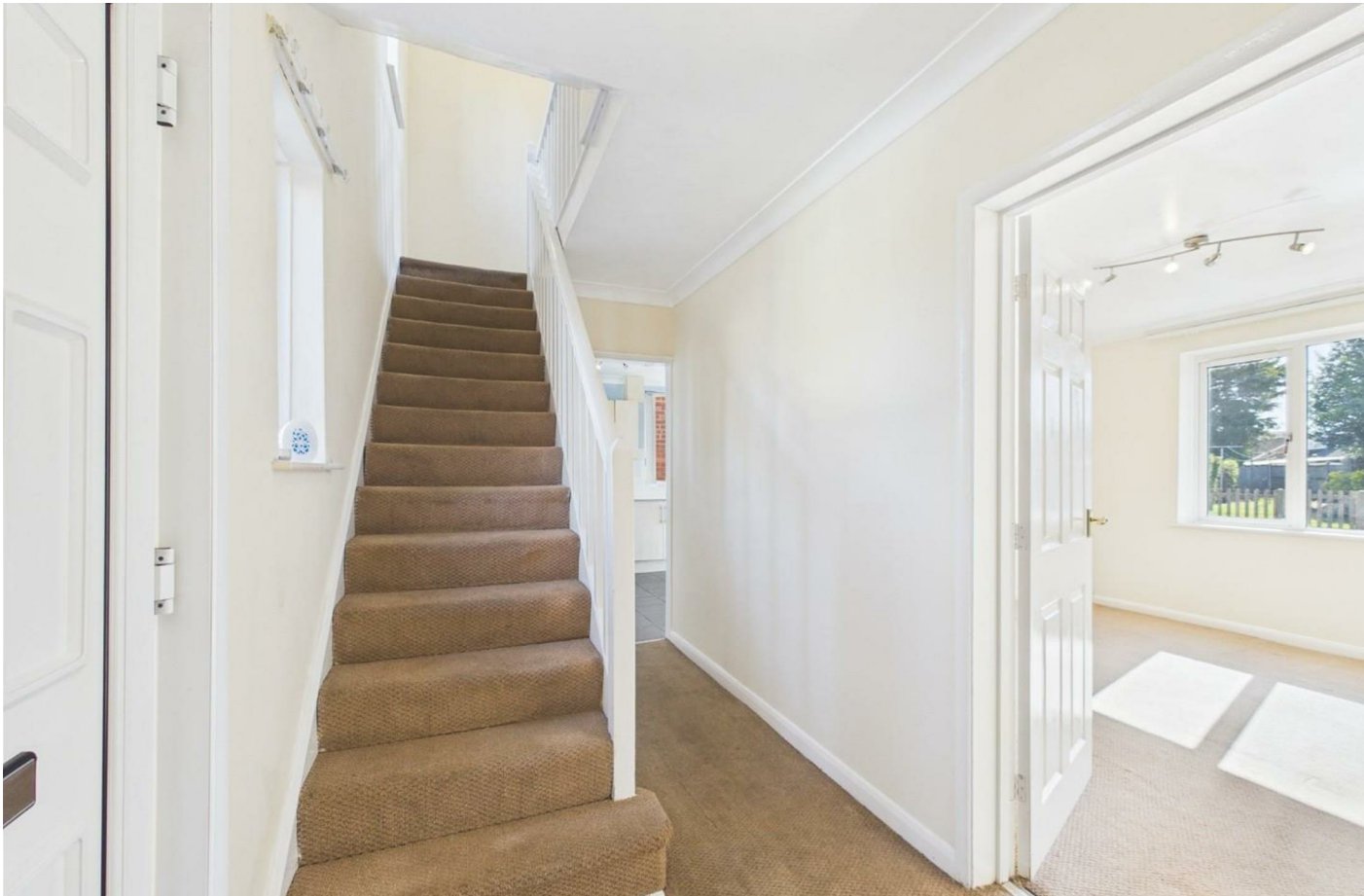
The property is close to amenities including The Forum shopping precinct, Tritton Road and further large supermarket chains plus schooling of all ages. North Hykeham locally benefits from road and rail links to include public transport available into the city centre.

EPC Rating - D

Council Tax Band - A  
Tenure - Freehold

**Entrance Hall**  
PVC front door and window, carpet flooring, pendant fitting, radiator, stairs rising to the first floor with a storage cupboard below housing the mains consumer unit and electric meter.

**Living Room**  
13'5" x 12'7"  
PVC rear facing window, carpet flooring, radiator, light fitting and a thermostatic heating control.



#### Kitchen Diner

18'11" x 10'2"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Space and connection for a gas cooker with a fitted extractor over, space and plumbing for a washing machine and further space for a fridge freezer. PVC glazed rear door, PVC front, side and rear windows, light fittings, radiator and tiled flooring. Wall mounted Potterton boiler with controls below.

#### Rear Porch

Double glazed door to the garden and window.

#### WC

Low level WC and a pendant fitting.

#### Stairs / Landing

PVC side window, carpet flooring, pendant fitting, loft hatch access and a shelved airing cupboard housing the hot water cylinder.

#### Bathroom

7'11" x 5'8"

Low level WC, pedestal wash basin and a panel bath with a shower head and hose attachment plus separate electric shower over. PVC side windows, tiled flooring, radiator and a light fitting.

#### Bedroom

PVC window to the rear aspect, carpet flooring, pendant fitting, radiator and a built in wardrobe.

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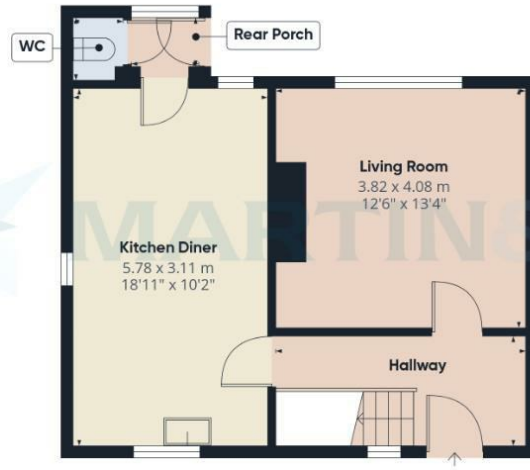
PVC window to the front, carpet flooring, pendant fitting, radiator and a built in wardrobe.

#### Outside

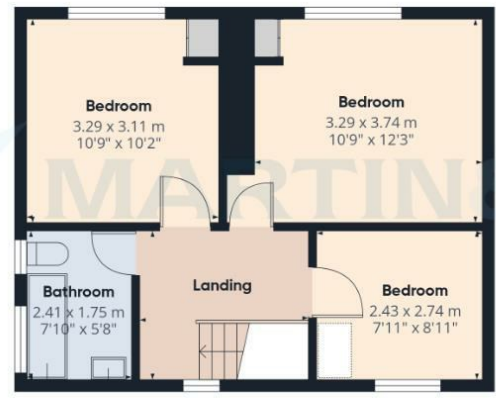
To the front is a shared gravelled driveway suitable for off road parking, a front garden previously laid to lawn and a concrete shared access to the side leading to a further block paved hardstanding plus gated access to the rear garden. The rear garden is generous, facing to the South East, enclosed and mostly laid to lawn with a paved patio seating area.

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
80.5 m<sup>2</sup>  
867 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

