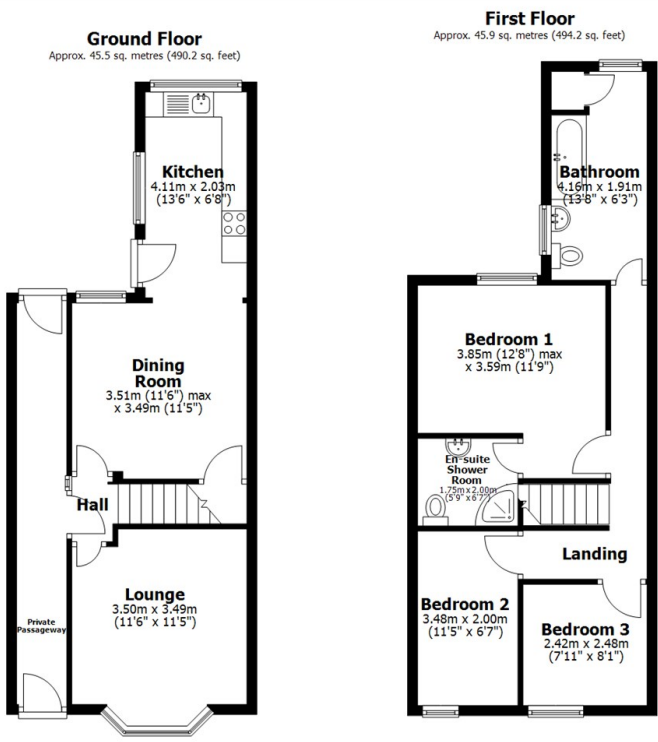




## 172 Burton Road, Lincoln, LN1 3LT

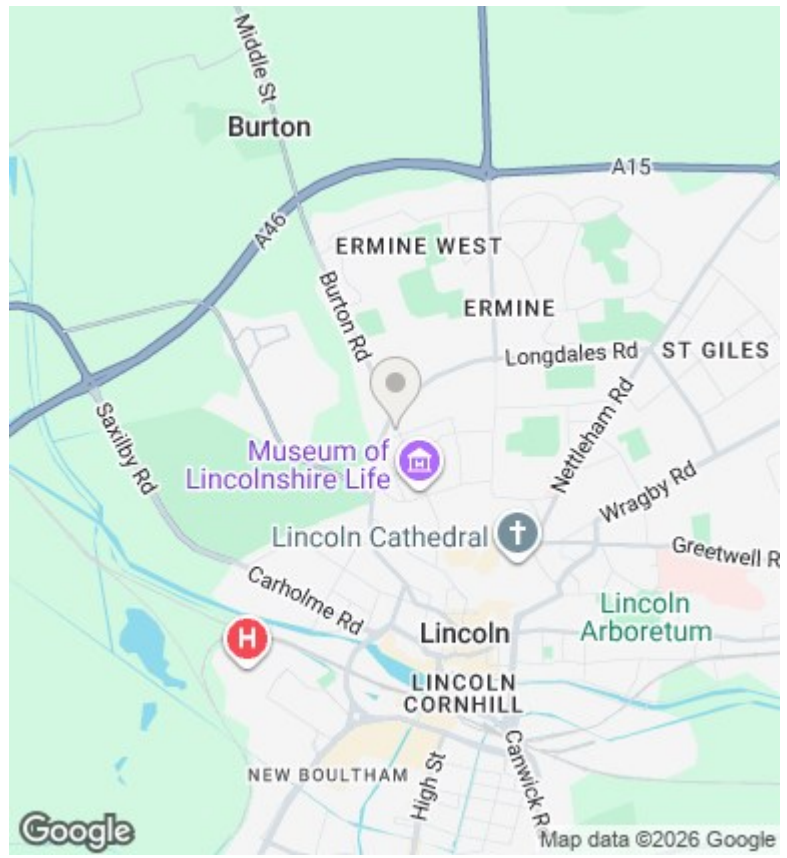
Asking Price £230,000

- Three Bedroom House
- Ensuite Shower Room to Master Bedroom
- Central Lincoln location
- EPC Rating C
- Uphill Lincoln - Newly Developed Throughout
- Large Family Bathroom
- No Onward Chain
- Beautiful Open Plan Kitchen/Dining Area
- New Roof, Electrics and Heating System
- Council Tax Band B



Total area: approx. 91.5 sq. metres (984.4 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and any compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using PlanUp.



**Directions**

**Viewings**

Viewings by arrangement only. Call 01522 396059 to make an appointment.

**Council Tax Band**

B

**EPC Rating:**

C

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 83        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |