



The Orchard, Lincoln



£170,000

- No Onward Chain
- Two Bedroom Semi Detached Bungalow
- Modern Kitchen
- Garage
- Low Maintenance Garden
- Premium Village Location
- Freehold
- EPC Rating C



Two Bedroom Semi Detached Bungalow in the south of village of Washingborough. This property is being sold with NO ONWARD CHAIN and comprises of Entrance hall, Lounge, Modern Kitchen, Two Bedrooms and Bathroom. Outside is a low maintenance garden and a Garage.

Entrance Hall

With entrance door and a radiator.

Living Room 9'9" x 14'11" (3m x 4.5m)

With window to the front aspect of the property, gas fireplace and a radiator.

Kitchen 9'9" x 6'5" (3m x 2m)

With window to the front aspect of the property, a range of floor and eye level units with worktop, sink, built in oven and a radiator.

Bedroom One 11'11" x 9'9" (3.6m x 3m)

With window to the rear aspect of the property and a radiator.



Bedroom Two 9'9" x 8'6" (3m x 2.6m)

With window to the rear aspect of the property and a radiator.

Bathroom 7'1" x 5'2" (2.2m x 1.6m)

With window to the side aspect of the property, shower over bath, pedestal sink, low level wc and a radiator.

Outside

With garage located close to the property. To the rear is a low maintenance garden with patio, lawned area and a shed.

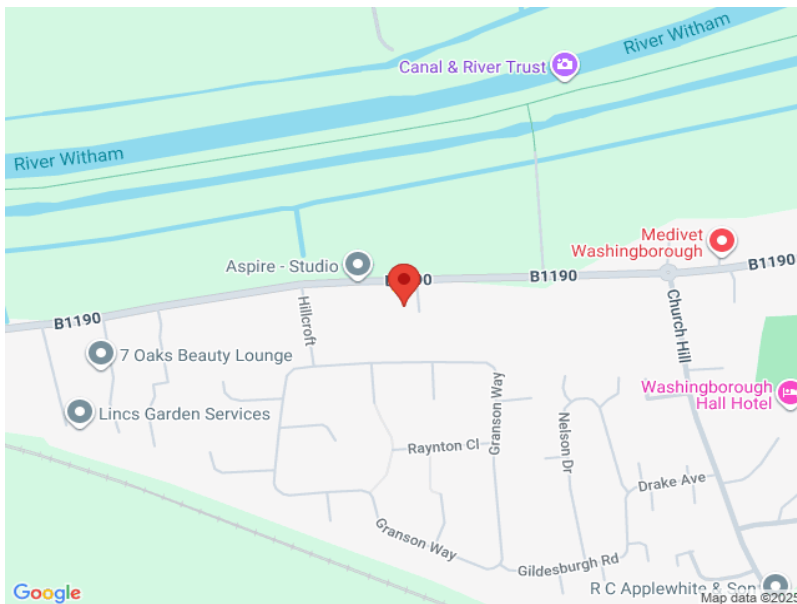
Agents Note

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GROUND FLOOR



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 | | 90 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk