



Lurgan Close, Lincoln

Asking Price £200,000



Lurgan Close, Lincoln

Bungalow - Semi Detached
2 Bedrooms, 1 Bathroom

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- Cul-De-Sac Setting
- Spacious Kitchen Diner
- Two Good Sized Bedrooms
- Shower Room
- Driveway for Off Road Parking
- Single Garage with Electric Roller Door
- Front and Rear Gardens
- Close to Local Amenities
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Two bedroom semi-detached bungalow situated within a pleasant cul-de-sac position on Lurgan Close, just off Chiltern Road on Brant Road. Internally comprising of an entrance hall, kitchen diner, living room, two bedrooms and a shower room. Driveway parking, single garage, front and rear gardens.

Brant Road is situated close to local amenities to include shops, schooling, doctors surgery and transport links including a regular bus service.

EPC Rating - D
Council Tax Band - B
Tenure - Freehold

Entrance Hall
PVC entrance door, pendant fitting and carpet flooring.

Kitchen
17'6" x 10'3" (max measurements).
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted extractor with Beko electric cooker below, space and plumbing for a washing machine with further space for a fridge freezer. Vinyl flooring, PVC front and side windows, PVC side door, light fittings, radiator, mains consumer unit, two storage cupboards, one of which houses the Baxi combination boiler.



Living Room

18'2" x 11'9" (max measurements).

PVC window to the front, carpet flooring, ceiling and wall lighting, two radiators and a gas feature fire with hearth and surround.

Hallway

Carpet flooring, pendant fitting, access to the loft and a storage cupboard with lighting.

Shower Room

7'10" x 6'3"

Low level WC, pedestal wash basin and a walk in double cubicle with electric Mira shower. PVC side window, vinyl flooring, heated towel rail, light and extractor.

Bedroom

11'11" x 8'10"

PVC window to the rear, carpet flooring, pendant fitting and a radiator.

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11'11" x 8'10"

PVC window to the rear, carpet flooring, pendant fitting and a radiator.

Garage

18'0" x 7'10"

Up and over electric roller door to the front, personnel side door and PVC window to the rear, separately fused for light and power.

Outside

To the front is a garden laid to lawn with gravelled and planted borders plus a long concrete driveway suitable for multiple vehicles to park off road.

Furthermore the property offers an outside water

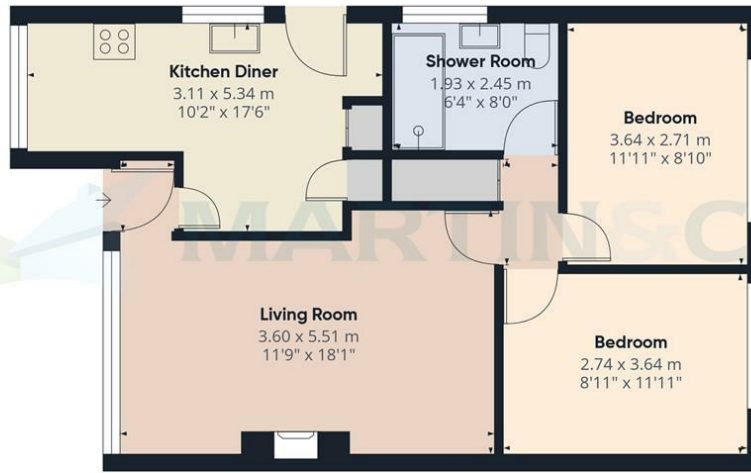
supply, lighting and a rain canopy. Gated access to the rear.

The enclosed rear garden faces to the South, being mainly laid to lawn with a paved patio area, gravelled and planted borders and a garden shed to be included within the sale.

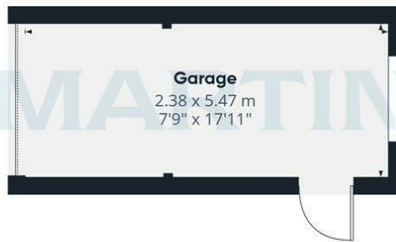
Fixtures & Fittings.

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 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
72.8 m²
783 ft²

(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.

GIRAFFE360

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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.

