



**Faldingworth Close, Lincoln**

**Asking Price £265,000**

  
**MARTIN & CO**

# Faldingworth Close, Lincoln

House - Detached

3 Bedrooms, 1 Bathroom

Asking Price £265,000

- Detached Family Home
- Cul-De-Sac Position
- Generous Plot with Potential to Extend (STPP).
- Conservatory
- South East Facing Rear Garden
- Driveway Parking with Attached Garage
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - C



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	66
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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

Three bedroom detached family home positioned within the desirable cul-de-sac of Faldingworth Close. This property offers an exciting opportunity with the potential to develop and extend (STPP) upon the generous plot. Would benefit from a degree of modernisation throughout and is sold with no chain. Comprising internally of an entrance hall, open plan living room and dining room, conservatory, breakfast kitchen, three bedrooms and a bathroom. Externally offering a spacious front garden with an attached garage, driveway parking and an enviable South East facing rear garden. Viewings are highly recommended to fully appreciate all the potential that this property has to offer.

The location offers access to schooling for all ages, local amenities, shops, doctors and public transport services plus the A46 bypass road link.

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

Porch  
5'6" x 2'6"  
PVC French doors to the front and carpet flooring.  
Glazed wooden door leads into the hallway.

Entrance Hall  
Carpet flooring, pendant fitting, radiator and a



thermostatic heating control. Stairs rising to the first floor with a storage cupboard below accessed via the kitchen.

#### Living Room

14'1" x 12'10"

PVC box bay window to the front, carpet flooring, light fitting, radiator and a gas feature fire with hearth and surround.

#### Dining Room

8'11" x 8'6"

Double glazed French doors leading to the conservatory, carpet flooring, light fitting and a radiator.

#### Conservatory

10'7" x 9'10"

Double glazed French doors leading out to the garden and double glazed windows surround, carpet flooring and wall lighting.

#### Breakfast Kitchen

16'9" x 8'4"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted double oven, gas hob with extractor over plus space and plumbing for a washing machine. PVC rear door and window, tiled flooring, ceiling lighting, mains consumer unit and digital heating controls.

#### Stairs / Landing

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

#### Bathroom

5'11" x 5'10"

Low level WC, pedestal wash basin and a panel bath with electric shower over. PVC rear window, vinyl flooring, light fitting and a radiator.

#### Bedroom

11'0" x 8'10"

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

#### Bedroom

11'3" x 8'11" (measured to fitted wardrobes).

PVC front window, carpet flooring, pendant fitting, radiator and fitted bedroom furniture including sliding wardrobes.

#### Bedroom

8'0" x 7'11"

PVC window to the front aspect, carpet flooring, pendant fitting, radiator and a fitted single bed frame with storage below.

#### Outside

To the front is a garden laid to lawn with mature planted shrubbery and gated access to the rear. Furthermore, there is a block paved driveway suitable for multiple vehicles to park off road. The generous rear garden faces to the South East, is mostly laid to lawn with mature planted shrubbery, paved patio seating area and a good sized wooden workshop to be included within the sale. Further benefiting from an outside water supply and lighting.

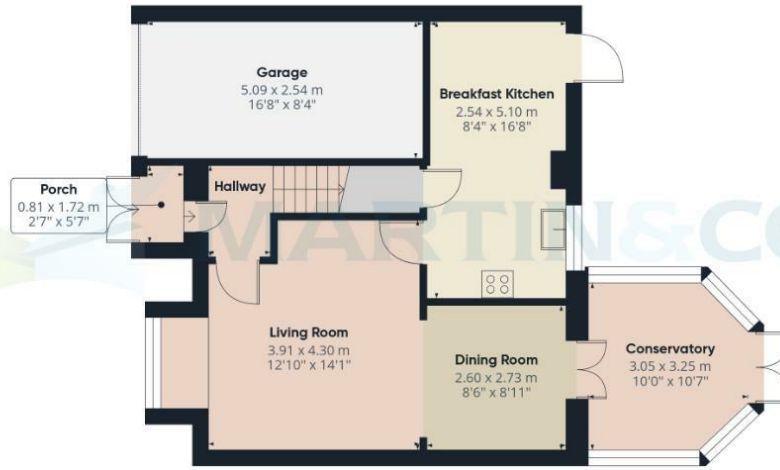
#### Garage

16'8" x 8'2"

Up and over door to the front, light and power. The gas heat only boiler is housed.

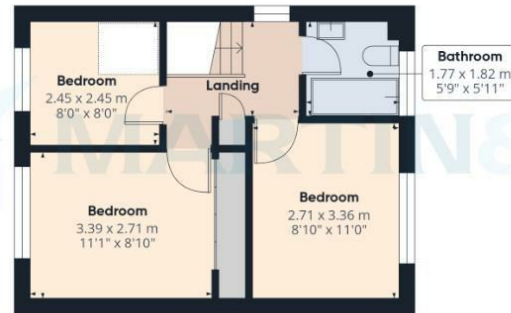
Fixtures & Fittings.

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

**Approximate total area<sup>(1)</sup>**  
99.6 m<sup>2</sup>  
1070 ft<sup>2</sup>



Floor 1

(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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**Martin & Co Lincoln Lettings**  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW  
01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**  
<http://www.martinco.com>



**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.