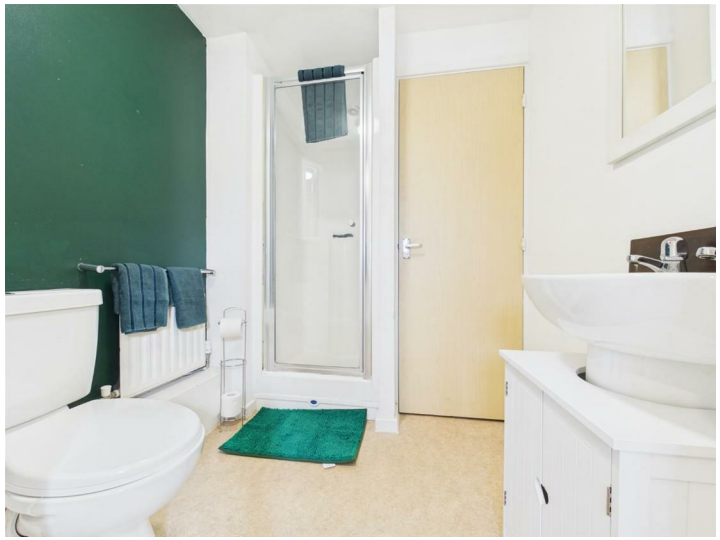
# Pigot Way, Lincoln

## Asking Price £99,950

MARTIN&CO



# Pigot Way, Lincoln

## House - Back to Back

## 1 Bedrooms, 1 Bathroom

## Asking Price £99,950

- Sold with no Onward Chain
- Fixed Monthly Utilities
- Ideal First Time Purchase or Investment
- Open Plan Living Area
- Allocated Parking
- EPC - C
- Council Tax - Band A
- Tenure - Leasehold

One bedroom back to back house, ideally suited to first time buyers, investors or those looking to downsize. Situated within a popular residential location, the property benefits from allocated parking, well maintained accommodation throughout and excellent access to local amenities and transport links.

Council Tax - Band A
Tenure - Leasehold
EPC - C

One bedroom back to back house, ideally suited to first time buyers, investors or those looking to downsize. Situated within a popular residential location, the property benefits from allocated parking, well maintained accommodation throughout and excellent access to local amenities and transport links.

Council Tax - Band A
Tenure - Leasehold
EPC - C

Leasehold Information
Lease Term: 125 years
Years Remaining: 106 years
To: May 2132
End Date: May 2132

Annual Ground Rent £120
Review Period - 12 Months
Ground Rent Increase 0%

Annual Service Charge £3112
Details paid monthly £260
From 01/07/26
to 30/06/27

Managing Agent (Block Management)
Rent Lambert Smith Hampton

Entrance Hall
Entrance hall with wood effect laminate flooring, pendant light fitting, radiator, front entrance door and stairs leading to the first floor accommodation.

Bathroom
Modern shower room fitted with a low level WC, porcelain pedestal wash basin and enclosed shower cubicle with mixer shower. Additional features include vinyl flooring, enclosed light fitting, radiator, extractor fan and useful storage cupboard with plumbing for a washing machine.

Bedroom
Well proportioned double bedroom featuring carpet flooring, pendant light fitting, radiator, two UPVC double glazed windows and useful under stairs storage.

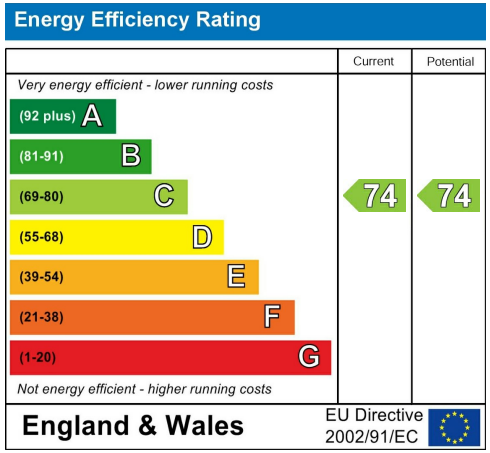
Stairs
Carpeted stairs with UPVC double glazed window allowing for plenty of natural light.

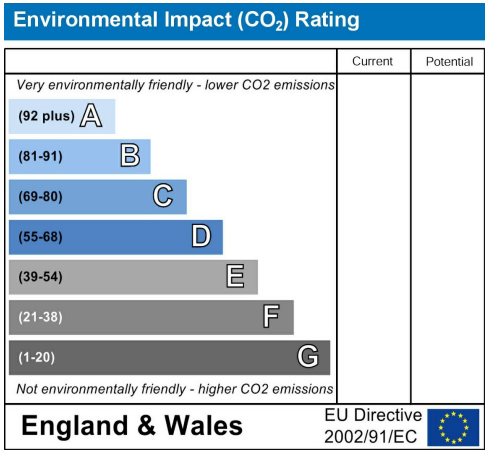
Living Room
Bright and spacious living area with carpet flooring, two pendant light fittings, radiator and UPVC double glazed patio doors opening onto a Juliet balcony.

Kitchen
Fitted with base and eye level units with mosaic effect vinyl flooring, stainless steel sink with mixer tap, two ring electric hob and electric oven. UPVC double glazed window and spot lighting.

Outside
The property benefits from one allocated parking space together with an attractive frontage featuring an area of established foliage surrounding the entrance door.

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. Fixed Surcharge of £241 per calendar month for utilities is payable additionally to the monthly rent which includes; central heating, electricity and water plus external window cleaning.




MARTIN&CO

Floor 0

Floor 1

Approximate total area(1)

33.9 m²

365 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

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW
01522 503727 . 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.

The Property Ombudsman