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## Montaigne Crescent



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property it must be

  
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Offers over £190,000



**NO ONWARD CHAIN** - Three bedroom semi-detached home on Montaigne Crescent, Lincoln, featuring a lounge, kitchen diner, conservatory, low maintenance garden, garage and driveway. Ideal for first-time buyers or investors.

### Key Features

- Three bedroom semi-detached house
- No onward chain
- Lounge with stairs to first floor
- Kitchen diner
- Conservatory / sunroom
- Family bathroom
- EPC rating C
- Tenure: Freehold



Offered with no onward chain, this three bedroom semi-detached home is located on the popular Montaigne Crescent in Lincoln and presents an excellent opportunity for first-time buyers, families or investors.

The accommodation begins with an entrance porch leading into a well-proportioned lounge, featuring wood-effect flooring and stairs rising to the first floor. To the rear of the property is a spacious kitchen diner, fitted with a range of wall and base units, integrated oven and hob, and ample space for dining furniture. The kitchen provides access into a conservatory/sunroom, offering additional reception space and enjoying views over the rear garden.

To the first floor, the property offers three bedrooms, comprising two doubles and a further single bedroom, all served by a family bathroom fitted with a white suite.

Externally, the property benefits from a low maintenance rear garden, ideal for ease of upkeep. To the front is a single garage with an adjoining driveway providing off-road parking.

Early viewing is highly recommended to appreciate the space and potential on offer.

### Entrance Porch

Provides access into the main living accommodation.

### Lounge

3.65m x 4.39m (12'0" x 14'5")

A good size reception room with wood-effect flooring and stairs rising to the first floor.

### Kitchen Diner

3.63m x 4.42m (11'11" x 14'6")

Fitted with a range of wall and base units, work surfaces, integrated oven and hob, space for appliances and dining furniture. Door leading to the conservatory.

### Conservatory / Sunroom

2.83m x 2.34m (9'4" x 7'8")

A useful additional living space with views and access to the rear garden.

### First Floor Landing

Providing access to all bedrooms and the family bathroom.

### Bedroom One

2.93m x 3.5m (9'7" x 11'6")

Double bedroom to the front elevation.

## Bedroom Two

2.39m x 2.6m (7'10" x 8'6")

Second double bedroom overlooking the rear.

## Bedroom Three

2.98m x 1.76m (9'10" x 5'10")

Single bedroom, ideal as a child's room, study or home office.

## Bathroom

1.98m x 1.67m (6'6" x 5'6")

Fitted with a shower, wash hand basin and WC.

## Outside

Low maintenance rear garden. To the front is a single garage with driveway parking.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

711 ft<sup>2</sup>  
66.1 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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