



Winthorpe Road, Lincoln

Asking Price £240,000



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House - Semi-Detached
3 Bedrooms, 1 Bathroom

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- Spacious Semi Detached Family Home
- Large Outdoor Space
- Parking for numerous vehicles
- Cul-de-Sac Position
- Conservatory to rear
- EPC - C
- Council Tax Band B
- Tenure: Freehold

A charming three bedroom semi detached house situated in the corner of a cul-de-sac with gravel driveway and frontage. Located in the Doddington Park area of Lincoln and is convenient for access into the City and also offers good access to the Lincoln By-Pass.



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Entrance Hall
With composite door to front elevation, laminate flooring, radiator and staircase rising to the first floor.

Lounge
With box bay window to front, laminate flooring, radiator, decorative fireplace with timber mantle and brick hearth housing an electric coal effect fire.

Breakfast Kitchen
With window and French doors to rear, double glazed UPVC door to the side comprehensive range of base and eye-level units with integrated breakfast bar, radiator and space for range cooker with brick splashback and timber overmantel concealing the extractor hood. Integrated slimline dishwasher, integrated fridge freezer and a wall cupboard housing both the gas central heating boiler and also the electrical consumer unit, timber effect work surfaces. Cupboard space to house both integrated washing machine and integrated tumble dryer.

Cloakroom
With white close coupled WC and matching wash basin with tile splashback.



Conservatory
 With brick base and UPVC double glazed windows and French doors opening onto the rear garden, also having a radiator.

First floor Landing
 With window to side elevation loft access and built-in cupboard.

Bedroom One
 With window to front elevation, radiator and comprehensive range of wardrobes, cupboards and drawers.

Bedroom Two
 Having window to rear elevation and a radiator.

Bedroom Three
 Window to front elevation radiator and boxed in stairhead

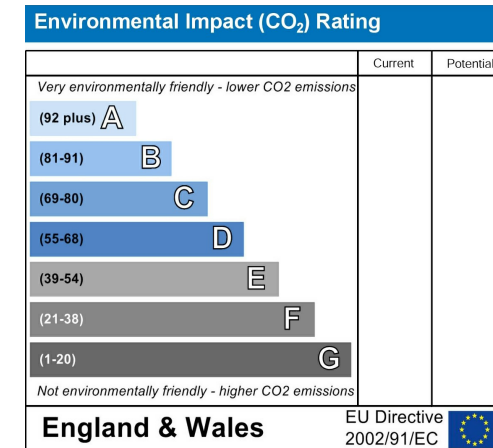
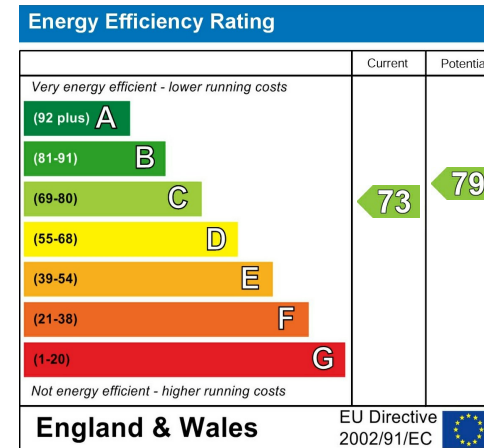
Bathroom
 Re-fitted bathroom with decorative splash panels, window to rear elevation, chrome towel radiator and a three-piece white suite comprising wash basin with built-in storage under, close coupled WC and panelled bath with shower over having two shower heads.

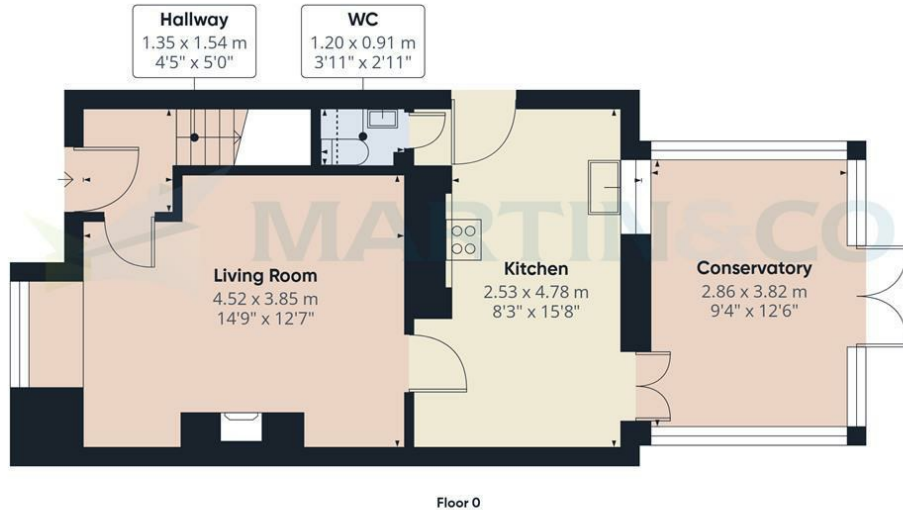
Detached Garage
 Detached brick Garage with up and over door, light and power supply.

Outside
 Outside to the rear is an enclosed garden laid to Lawn with good sized patio, variety of shrubs and bushes,

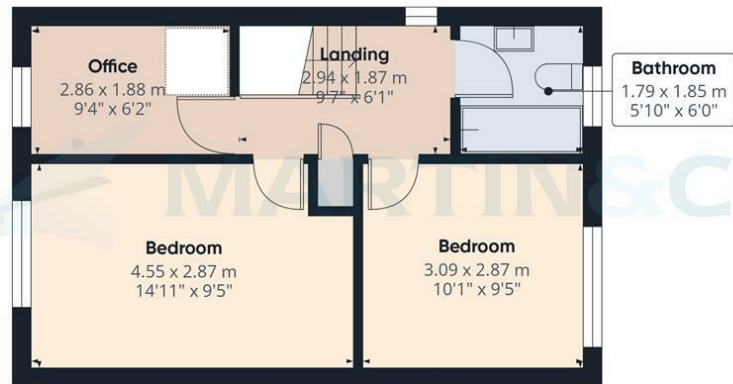
further gravel seating area and a detached brick built Garage with up and over door to the front and also having light and power connected. In addition the Garage has a fibreglass roof.

Fixtures and 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



Floor 1



Approximate total area⁽¹⁾

80.8 m²
871 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft.

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.

