



- Semi-Detached House
- Four Bedrooms
- Kitchen Diner
- 17'11" Lounge
- All New Windows & Doors
- Modern First Floor Bathroom
- Generous Rear Garden
- Owned Outright Solar Panels

Bittern Way, Lincoln, LN6 0JG
Offers in Excess of £200,000





Starkey&Brown is delighted to represent for sale this four-bedroom semi-detached home with owned outright solar panels. The property offers spacious accommodation over two floors, with a large lounge and kitchen-diner. Access to a recently added conservatory, as well as a utility room and a ground-floor WC. Rising to the first floor are four spacious bedrooms, all of which come with storage. The bathroom, which was renovated four years ago, has a three-piece suite. To the rear of the property is a generous rear garden, mostly laid to lawn, with access to a garden shed. To the front of the property, there is driveway parking. The property is situated near to nearby amenities, these include schooling at primary and secondary levels, a doctor's surgery, independent stores and retail outlets at The Birchwood Shopping Complex. A regular bus service to and from Lincoln city centre, with quick access onto the A46 bypass. For further details and viewing arrangements, please contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall

Stairs rising to the first floor, an understairs storage cupboard, wood effect laminate flooring, a radiator, external door to the front and side aspects, access to a utility space, and a downstairs WC.

Utility Room

3' 9" x 6' 2" (1.14m x 1.88m)

Having a uPVC obscured double-glazed window to the side aspect, electric and gas meters, a consumer unit, space and plumbing for laundry appliances, and wood-effect laminate flooring.

WC

6' 1" x 2' 5" (1.85m x 0.74m)

Having a uPVC double-glazed obscured window to the rear aspect, tiled surround and wood-effect flooring.

Kitchen Diner

18' 10" x 9' 4" (5.74m x 2.84m)

Having a range of base and eye-level units, space, and plumbing for kitchen appliances, a radiator, vinyl flooring, and a uPVC double-glazed window to the rear aspect and a radiator. Access to the lounge and the conservatory.

Conservatory

10' 10" x 8' 1" (3.30m x 2.46m)

Vinyl flooring, a uPVC surround with a brick base and access onto the rear garden.

Lounge

17' 11" x 10' 9" (5.46m x 3.27m)

Having a uPVC double-glazed window to the front aspect and a radiator.

First Floor Landing

Storage cupboard, a uPVC double-glazed window, and stairs to the ground floor. Access to the bedrooms.

Master Bedroom

12' 6" x 9' 9" (3.81m x 2.97m)

Having a uPVC double-glazed window to the front aspect and a radiator.

Bedroom 2

9' 9" x 9' 9" (2.97m x 2.97m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a built-in wardrobe.

Bedroom 3

9' 5" x 8' 4" (2.87m x 2.54m)

Having a uPVC double-glazed window to the rear aspect and a built-in wardrobe.

Bedroom 4

7' 3" x 9' 7" (2.21m x 2.92m)

Having a uPVC double-glazed window to the side aspect, a radiator, and a storage cupboard.

Bathroom

6' 1" x 5' 3" (1.85m x 1.60m)

Three-piece suite comprising a panelled bath with shower and showerhead over with tiled surround, a low-level WC, a vanity hand basin unit, a radiator, and a uPVC double-glazed obscured window to the rear aspect.

Outside Rear

Enclosed garden being mostly laid to lawn with a patio area and a garden shed. Side access to the front of the property.

Agents Note 1

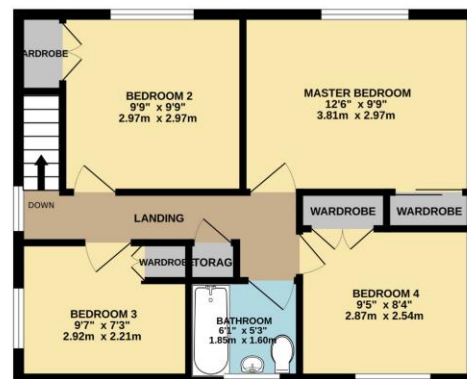
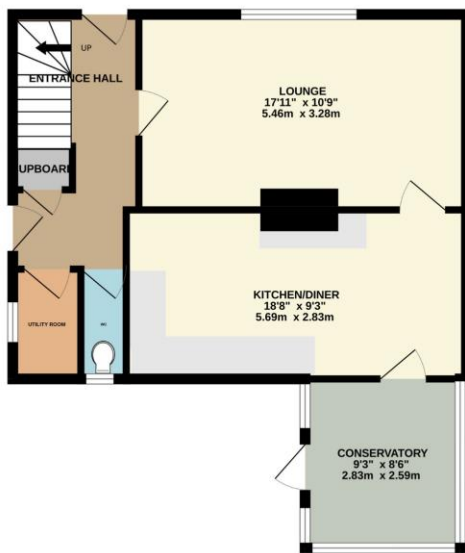
The property comes with owned outright solar panels. Fitted approximately 4 years ago.





GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.

1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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