



Stenigot Close, Lincoln, Lincolnshire

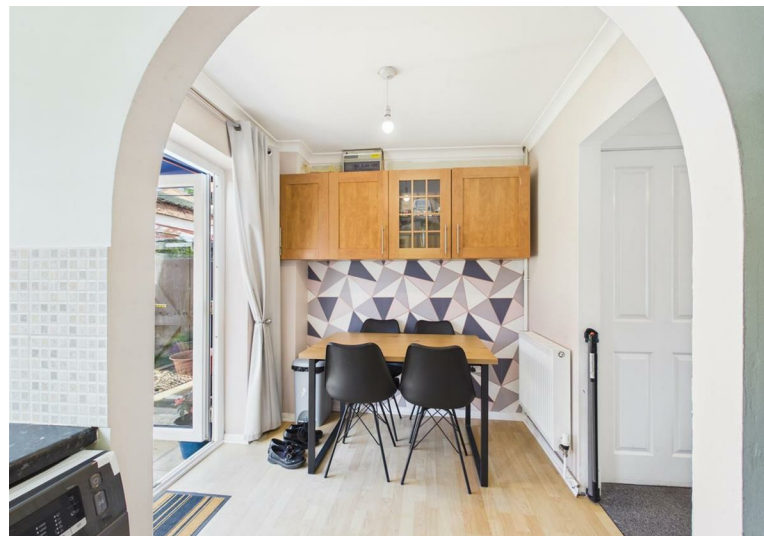
Asking Price £165,000

MARTIN&CO

Stenigot Close, Lincoln,
Lincolnshire

House - Semi-Detached
2 Bedrooms, 1 Bathroom
Asking Price £165,000

- Two Bedroom Semi Detached Home
- Ideal First Time Purchase or Investment Opportunity
- Off Road Parking for Multiple Vehicles & a Garage
- Fully Enclosed Rear Garden
- Tenure - Freehold
- EPC - C
- Council Tax - Band A



Stenigot Close is situated within the ever popular Doddington Park area of Lincoln, offering excellent access to a wide range of local amenities including supermarkets, shops, cafés and healthcare facilities. The property falls within the catchment for well regarded primary and secondary schools and is well positioned for commuters, with easy access to the A46 bypass, Lincoln City Centre and nearby business parks. Beautiful green spaces, walking routes and parks are also close by, making this an excellent location for a variety of buyers.

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Entrance Hall
3'10" x 2'3"
Side entrance from the driveway, leading into the living room. Carpet flooring, UPVC front door.

Living Room
13'8" x 9'4"
Carpet flooring, double glazed bay window to the front elevation, two radiators, fitted media & storage units, fitted ceiling lights and access to the entrance hall. Carpeted stairs rising to the First Floor

Kitchen/Diner
15'5" x 6'11"
Fitted with a range of base and eye level units incorporating a single sink and drainer, gas hob and



electric oven with plumbing for a washing machine. Laminate flooring, spotlight lighting, radiator, double glazed window overlooking the rear garden and double glazed patio doors providing direct access to the enclosed rear garden. The dining area also benefits from fitted wall units.

Landing
 4'7" x 6'0"
 Carpet flooring, pendant light fitting and loft access which benefits from lighting.

Bedroom
 11'0" x 9'9"
 A generous double bedroom with carpet flooring, two double glazed windows to the front elevation, radiator, pendant light fitting and built in storage cupboard over the stairs.

Bathroom
 11'0" x 9'9"
 Fitted with a panelled bath with shower over, low level WC, vanity wash hand basin, modern heated towel rail, fitted mirrored storage cupboard, double glazed privacy window to the rear elevation and lino flooring.

Bedroom
 11'0" x 6'10"
 Carpet flooring, double glazed window to the rear elevation, radiator and pendant light fitting.

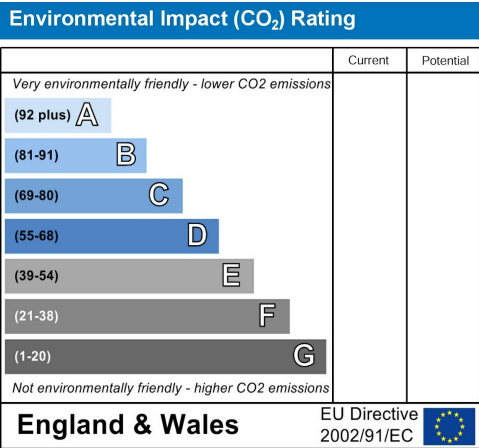
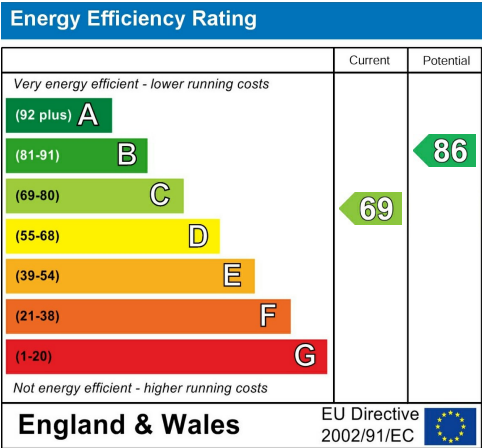
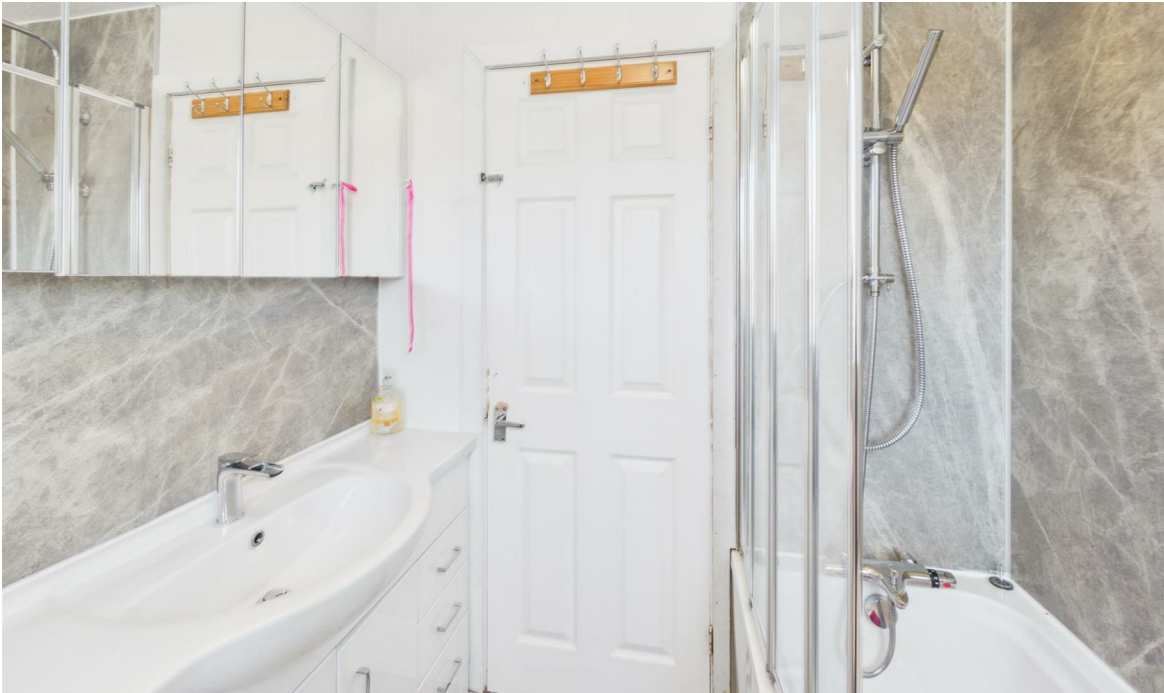
Garage
 15'11" x 8'4"
 Single garage with power connected and a pedestrian access door from the rear garden.

Outside
 The fully enclosed rear garden is mainly laid to lawn with gravel borders, a patio seating area and a garden

shed, creating an ideal space for relaxing or entertaining. A pedestrian door provides direct access into the garage.

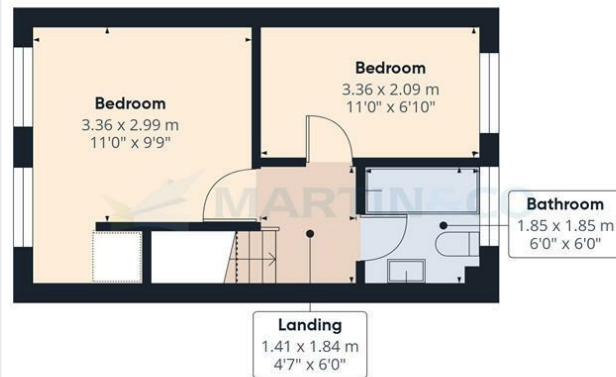
To the front of the property is a gravel driveway providing off road parking for two to three vehicles, alongside an attractive wildlife friendly pollinator garden designed to encourage bees and other beneficial insects. There is also access to the side entrance and garage.

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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

63.2 m²

682 ft²

Reduced headroom

1.2 m²

13 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

Martin & Co Lincoln Sales

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.

