



Baker Crescent, Lincoln



£175,000

- Semi-Detached House
- Two Double Bedrooms
- NO ONWARD CHAIN
- Popular Location
- Private Driveway
- Kitchen Diner
- Tenure: Freehold
- EPC Rating D



Semi-Detached TWO BEDROOM House located in the sought after area of Doddington Park. Perfectly positioned within walking distance of the local Doctors, School, Shops and a host of other Amenities.

The accommodation on offer comprises Entrance Hall, Lounge and Kitchen Diner to the ground floor. To the first floor there are Two Double Bedrooms and Family Bathroom. Externally the property offers a gravel driveway with room for two cars to the front and to the rear there is an enclosed low maintenance gravel garden with patio area.

The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

Entrance Hall

External door to front aspect and stairs to first floor.

Lounge 13'5" x 17'7" (4.1m x 5.4m)

Window to front aspect, wall mounted electric fire and radiator.



Kitchen Diner 16'1" x 17'7" (4.9m x 5.4m)

Window and external door to rear aspect and radiator. Fitted with a range of wall and base units with worktops over, sink with drainer, four burner gas hob with extractor over, single electric oven, space and plumbing for washing machine and fridge freezer.

Landing

Access to loft space.

Bedroom One 10'6" x 17'7" (3.2m x 5.4m)

Window to rear aspect and radiator.

Bedroom Two 12'4" x 17'7" (3.8m x 5.4m)

Window to front aspect, storage cupboard and radiator.

Bathroom 9'5" x 7'5" (2.9m x 2.3m)

Window to side aspect and fitted with panel bath with shower over, wash hand basin, low level WC, extractor and radiator.

Outside

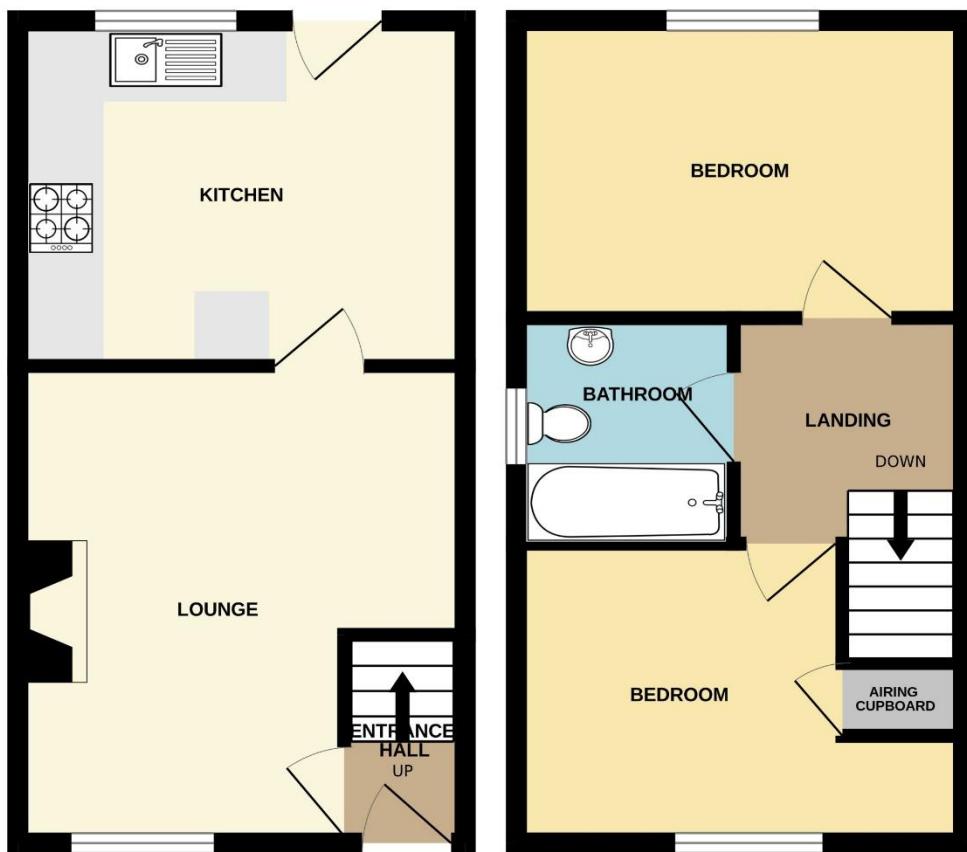
To the front of the property there is a lawned garden and gravel driveway with space for two cars. To the rear of the property there is an enclosed graveled garden with patio area.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.

1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.

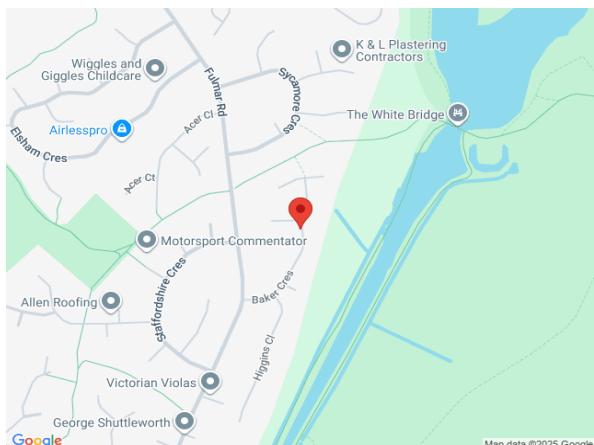


45 BAKER CRESCENT, LINCOLN, LN6 0RN

TOTAL FLOOR AREA : 571 sq.ft. (53.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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