







Wetherby Crescent, Lincoln

Offers In Excess Of £210,000

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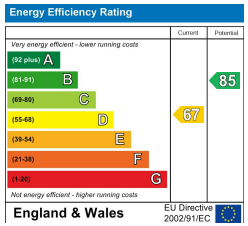


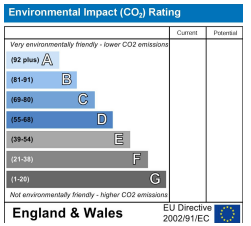
Wetherby Crescent, Lincoln

Bungalow - Detached
2 Bedrooms, 1 Bathroom

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- Mature Residential Location
- Open Plan Kitchen Diner
- Conservatory
- Driveway Parking
- Single Garage
- No Onward Chain
- Tenure: Freehold
- EPC Rating - D / Council Tax Band - C





Detached two bedroom bungalow within a mature residential area on Wetherby Crescent in North Hykeham. Comprising internally of a covered passage and entrance hall, kitchen diner, living room, two bedrooms, shower room and a conservatory. Driveway parking for multiple vehicles, front and rear gardens plus a single garage. Sold with no onward chain.

North Hykeham is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

EPC Rating - D
Council Tax Band - C
Tenure - Freehold

Covered Passage
PVC entrance door and window, PVC rear door giving access to the garden, wall lighting and carpet flooring.

Hallway
PVC entrance door, carpet flooring, radiator, two pendant fittings, Honeywell thermostat and access to the partially loft. Airing cupboard housing the hot water cylinder and Baxi gas boiler.









Living Room
16'10" x 12'5"
PVC window to the front aspect, carpet flooring, ceiling and wall lighting, radiator plus space for a gas feature fire with hearth and surround.

Kitchen Diner
20'9" x 9'1" (max measurements).
Base and eye level units with roll edge work surfaces, tiled splash back and an inset stainless steel sink and drainer. Freestanding gas cooker with extractor over, space for an under counter fridge with further space and plumbing for a washing machine. PVC side windows, carpet and vinyl flooring, mains consumer unit, radiator and two light fittings.

Bedroom
11'11" x 9'11"
PVC rear window, carpet flooring, pendant fitting, radiator and fitted wardrobes.

Bedroom
11'11" x 9'8" (max measurements).
PVC rear window, carpet flooring, pendant fitting, radiator and fitted wardrobes.

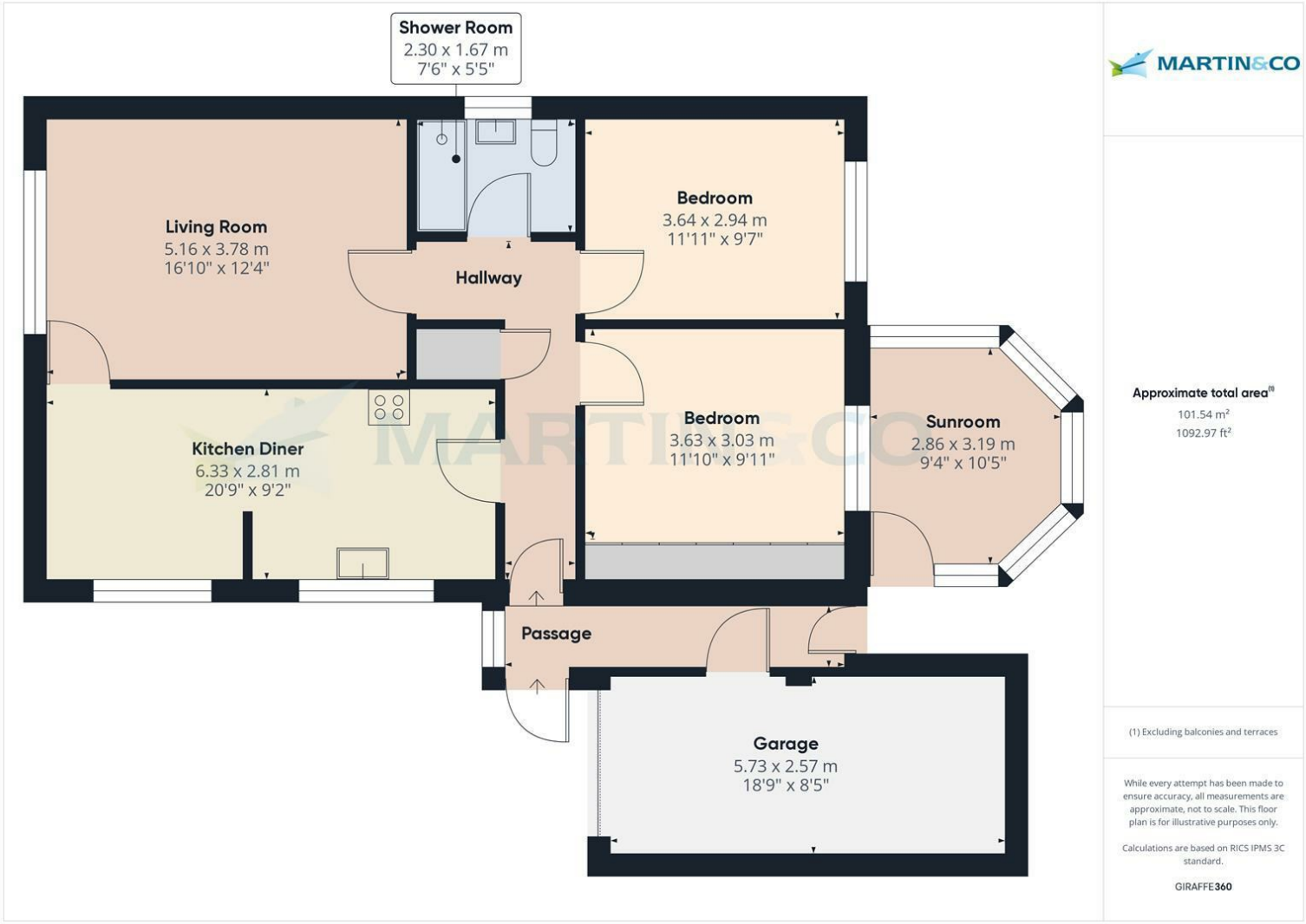
Shower Room
7'5" x 5'5"
Three piece suite comprising of a low level WC, vanity sink and a walk in double cubicle with mains thermostatic shower. Vinyl flooring, radiator, PVC side window and a light fitting.

Conservatory
10'5" x 9'4"
Being accessed from the garden, made of part brick, part PVC construction with a ceiling fan.

Garage
18'9" x 8'5"
Up and over door to the front, personnel side door to the covered passage, separately fused for light and power.

Outside
The front offers a pleasant outlook with a laid lawn garden and planted borders, block paved driveway suitable for multiple vehicles to park off road, water supply and lighting.
To the rear is a private enclosed garden being mainly laid to lawn with mature planted borders and concrete pathway. Gated access to the front.

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.



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The Property Ombudsman