



**Wetherby Crescent, Lincoln**

**Asking Price £230,000**



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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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(81-83) <b>A</b>	
(81-91) <b>B</b>		(69-80) <b>B</b>	
(69-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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

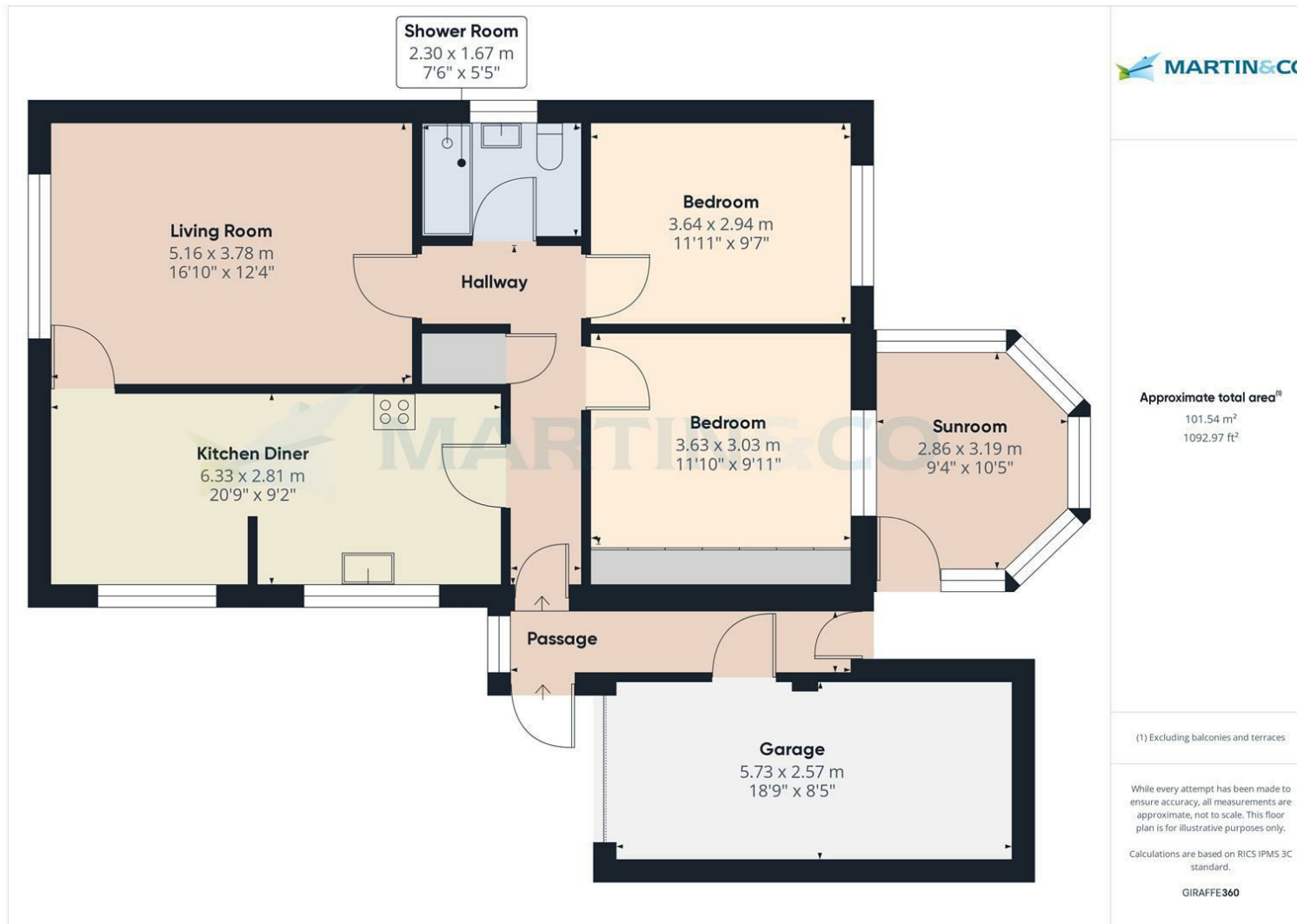
The front offers a pleasant outlook with a laid lawn garden and planted borders, block paved driveway suitable for multiple vehicles to park off road, water supply and lighting.

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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**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.

