







Limeberry Place, Lincoln

Asking Price £170,000

MARTIN&CO







Limeberry Place, Lincoln

House - Terraced

2 Bedrooms, 1 Bathroom

Asking Price £170,000

- Perfect First Time Buyer Opportunity
- Modern Home Situated on a Modern Estate
- Allocated Parking
- Private Rear Garden
- Two Double Bedroom House
- Tenure - Freehold
- Council Tax Band - A
- EPC - C

Description
PERFECT FIRST TIME BUYER OPPORTUNITY

Situated within a popular and modern residential development, this beautifully presented two-bedroom terraced home offers stylish, low-maintenance living, making it an ideal purchase for first-time buyers, professionals or investors alike.

Upon entering the property, you are welcomed into a entrance hall with a convenient ground floor cloakroom/WC. The heart of the home is the spacious open-plan lounge and kitchen, providing a contemporary living environment perfect for both relaxing and entertaining. The modern kitchen is fitted with a range of units and benefits from a selection of integrated appliances, including a fridge freezer, washing machine and dishwasher. An understairs storage cupboard provides valuable additional storage space.

To the first floor are two well-proportioned double bedrooms. The principal bedroom is located to the rear of the property and enjoys a pleasant outlook over the garden, while the second double bedroom is positioned to the front and benefits from a useful built-in storage cupboard.

Externally, the property boasts a private enclosed rear garden, ideal for outdoor dining and enjoying the warmer months. Further benefits include two allocated parking bays, providing convenient off-road parking.

Located on Limeberry Place, Lincoln, the property enjoys excellent access to local amenities, schools, transport links and Lincoln city centre, whilst remaining within a sought-after residential location.

Tenure - Freehold
Council Tax Band - A
EPC - C





Entrance Hall
3'5" x 7'10"
Carpet flooring, radiator, fuse box and downstairs toilet/ cloakroom.

Toilet/ Cloakroom
3'0" x 4'7"
Tiled flooring with toilet, sink, extractor fan and radiator.

Kitchen
7'4" x 11'7"
Tiled flooring with electric oven, gas hob, extractor fan, integrated fridge freezer and dishwasher. Combi boiler and sink.

Lounge
14'5" x 10'1"
Carpet flooring, two radiators, understairs storage cupboard and rear doors to the garden.

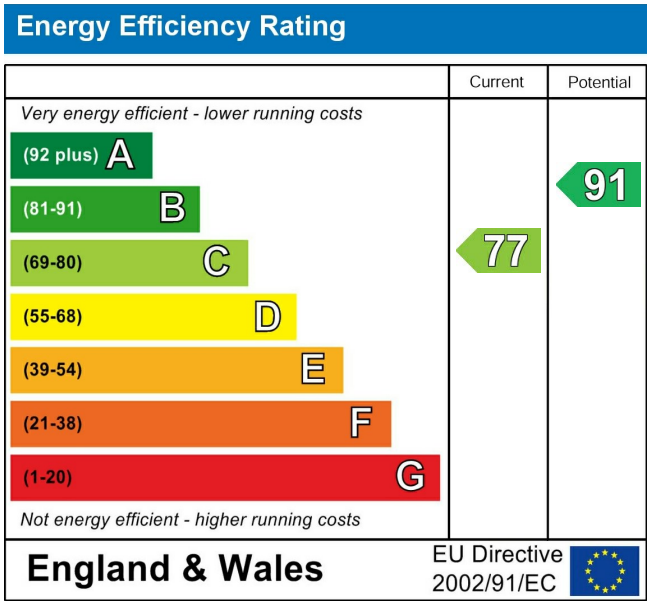
Bedroom 1
14'4" x 8'7"
Rear facing double bedroom with carpet flooring and radiator.

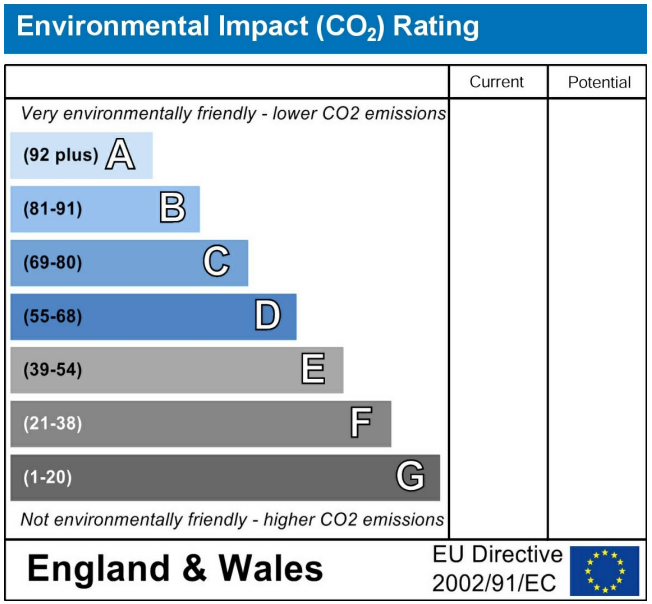
Bathroom
7'5" x 5'4"
Lino flooring with toilet, sink, bath, electric shower and extractor fan.

Bedroom 2
14'6" x 7'7"
Front facing double bedroom with carpet flooring, radiator, and storage cupboard.

Garden
Private garden with rear gate access to the parking bays, grass lawn, decking area and stone seating area to the front of the garden.

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, seller(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.

The Property Ombudsman