



Fulmar Road, Lincoln

Asking Price £400,000



Fulmar Road, Lincoln

Bungalow - Detached
4 Bedrooms, 2 Bathrooms

Asking Price £400,000

- Double Fronted Family Home
- Envious Position and Plot
- Popular Location
- Detached Double Garage
- Generous Driveway Parking
- Conservatory
- Primary Bedroom with Ensuite
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - E / EPC Rating - D



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

Rare opportunity to purchase this spacious four bedroom double fronted bungalow, occupying a generous plot within the popular tree lined Fulmar Road.

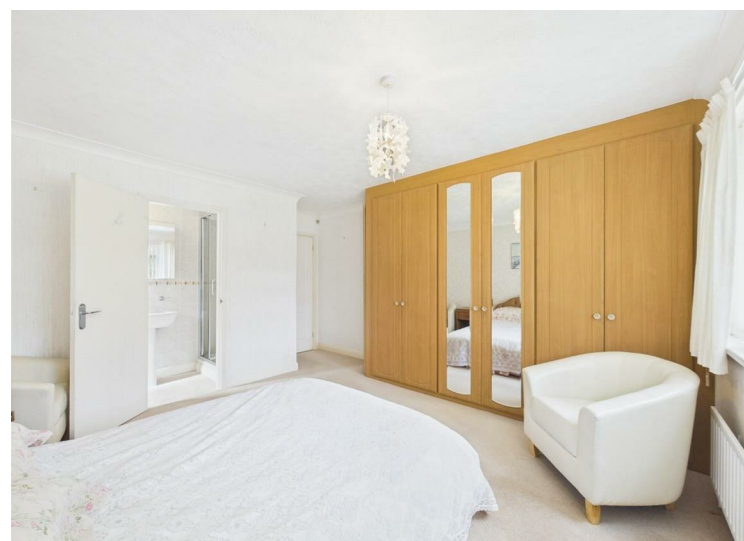
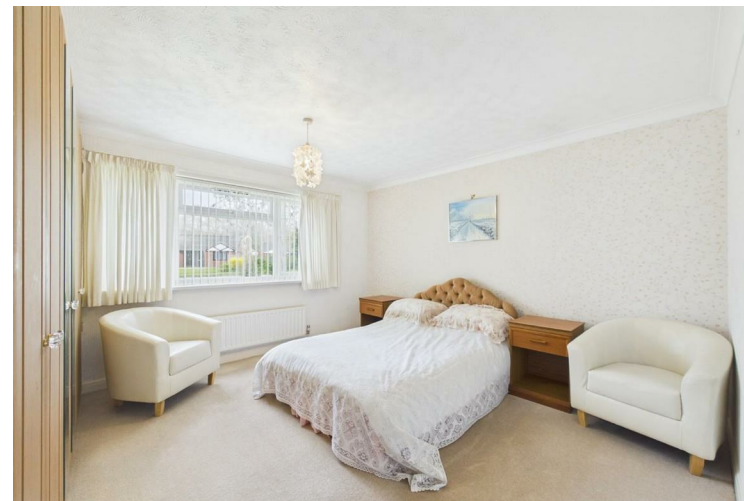
Comprising internally of an entrance hall with cloakroom, open plan lounge and dining room, kitchen, conservatory, four bedrooms, primary with ensuite and a shower room. Externally boasting spacious front and rear gardens, driveway parking for multiple vehicles and a detached double garage. Viewings would be highly recommended to fully appreciate the property and position on offer. Sold with no onward chain.

Fulmar Road is a highly desirable location being

situated nearby to the scenic Hartsholme Country Park which is popular amongst families and dog walkers all year round. Close to local amenities including shops and schooling of all ages plus transport links in and out of the city of Lincoln.

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

Entrance Hallway
Composite front door with glazed side panel, carpet flooring with fitted mat well, ceiling light fittings, radiator, Honeywell thermostatic control and a shelved storage cupboard.



Cloakroom
6'4" x 4'10"
Concealed cistern WC and vanity wash basin, PVC front window, carpet flooring, light fitting and a radiator.

Lounge
21'8" x 12'10"
PVC windows to the front and side aspects, ceiling and wall lighting, two radiators, carpet flooring and a gas fire with hearth and surround.

Dining Room
11'5" x 10'8"
Sliding patio doors leading to the conservatory, carpet flooring, radiator and a light fitting.

Kitchen
12'9" x 11'9"
Base and eye level units with laminated work surfaces incorporating a breakfast bar, tiled splash backs and an inset stainless steel sink and drainer. Fitted double oven with gas hob and extractor over with space for a freestanding fridge freezer. Hotpoint dishwasher and Bosch washing machine are to be included within the sale. Glazed window and door to the conservatory, carpet flooring, mains consumer unit and Worcester boiler are housed.

Conservatory
19'10" x 8'11"
Part brick, part PVC construction with PVC side door and sliding patio doors to the rear, carpet flooring, ceiling and wall lighting.

Hallway
Carpet flooring, shelved airing cupboard housing the hot water cylinder and access to the loft via a fitted pull down ladder which has lighting and is approximately 50% boarded.

Bedroom
8'10" x 8'9"
PVC front facing window, carpet flooring, pendant fitting and a radiator.

Bedroom
11'10" x 9'10"
PVC rear window, carpet flooring, pendant fitting, radiator and fitted wardrobes with matching shelving.

Bedroom
12'11" x 9'9"
PVC rear window, carpet flooring, pendant fitting and a radiator.

Bathroom
9'4" x 7'1" (max measurements).
Low level WC, pedestal wash basin and an easy access walk-in bath with electric shower over. Tiled and carpet flooring, PVC side window, radiator and a spot lit ceiling.

Bedroom
12'11" x 12'9"
PVC window to the front aspect, carpet flooring, pendant fitting, radiator and fitted wardrobes.

Ensuite
9'4" x 3'1"
Low level WC, pedestal wash basin and a single cubicle housing the mains thermostatic shower with overhead rainfall and separate handheld body sprayer attachment. PVC side window, radiator, vinyl flooring, light and extractor.

Double Garage
16'5" x 15'3"
Electric up and over door to the front with a PVC side personnel door and window to the garden. Separately

fused for light and power. To the rear of the garage is a lean-to shed.

Outside

The generous front garden offers an initial tarmac approach onto a substantial gravelled driveway, suitable for multiple vehicles to park off road. The garden is pleasant and mostly laid to lawn with mature planted shrubs and trees. Gated access to the rear on both sides of the property. The fully enclosed rear garden enjoys the South West sun from the side. The garden is laid to lawn with mature planted shrubs and trees, paved pathways with space for a seating area. Further benefitting from lighting and a water supply.

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

Approximate total area⁽¹⁾

164.9 m²

1776 ft²



Floor 0 Building 2

(1) Excluding balconies and terraces

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 Lettings
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.