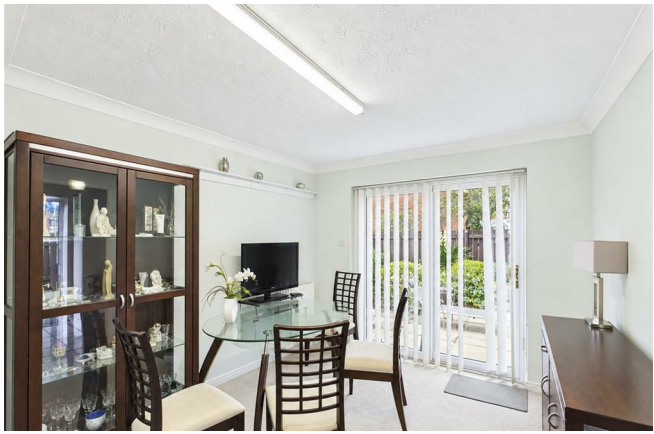






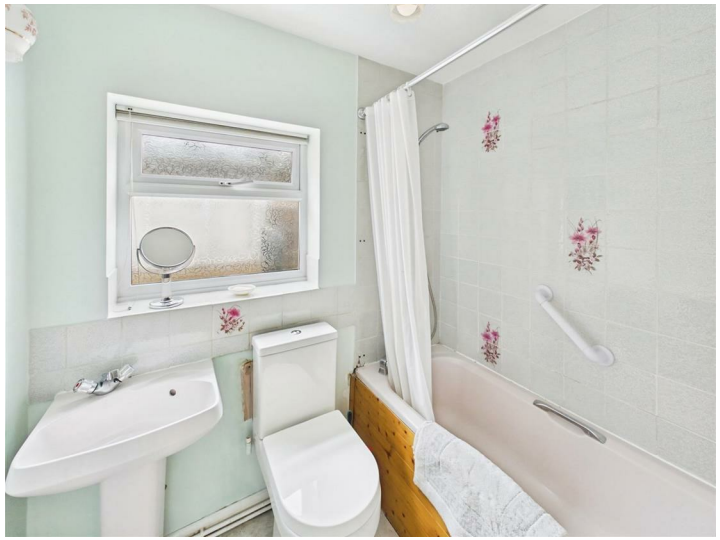


Staffordshire Crescent

Asking Price £240,000

MARTIN&CO







Staffordshire Crescent

Bungalow - Detached

2 Bedrooms, 1 Bathroom

Asking Price £240,000

- No Onward Chain
- Two Bedroom Detached Bungalow
- Garage and Driveway
- Sought After Location of Birchwood
- Great Potential
- Tenure - Freehold
- Council Tax Band - B
- EPC - D

Description
For Sale with No Onward Chain

Situated in the popular residential area of Birchwood, this two-bedroom detached bungalow on Staffordshire Crescent, Lincoln, LN6 3LP offers an excellent opportunity for purchasers looking to create their ideal home. Available with no onward chain, the property boasts generous accommodation throughout and significant potential for modernisation or enhancement.

The accommodation briefly comprises a welcoming porch entrance leading into a spacious lounge, which flows through to a separate dining room, providing an ideal space for entertaining and family living. The kitchen is fitted with a range of units and includes white goods, while a gas-fired boiler provides central heating throughout the property. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a built-in wardrobe. A family bathroom is fitted with a bath and separate shower facilities.

Externally, the property enjoys a driveway providing off-road parking, leading to a single garage with electric power. To the rear is a low-maintenance enclosed garden, offering privacy and outdoor space with minimal upkeep required.

Offering well-balanced accommodation, excellent outdoor facilities and tremendous scope to add value, this detached bungalow represents an ideal purchase for downsizers, investors, or those seeking a property to personalise to their own tastes.

Tenure - Freehold
Council Tax Band - B
EPC - D

Porch
3'8" x 4'1"
Carpet flooring with a electric radiator.





Lounge
14'4" x 13'2"
Carpet flooring with bay window, radiator and a working gas fire.

Kitchen
10'11" x 7'9"
Tiled flooring, with white goods including washing machine and fridge freezer. Kitchen also includes a gas boiler (not a combi boiler) and a electric freestanding cooker.

Dining Room
10'10" x 8'11"
Carpet flooring with radiator and rear access to the garden.

Bedroom 1
10'2" x 10'9"
Front facing with carpet flooring, built in wardrobe and radiator.

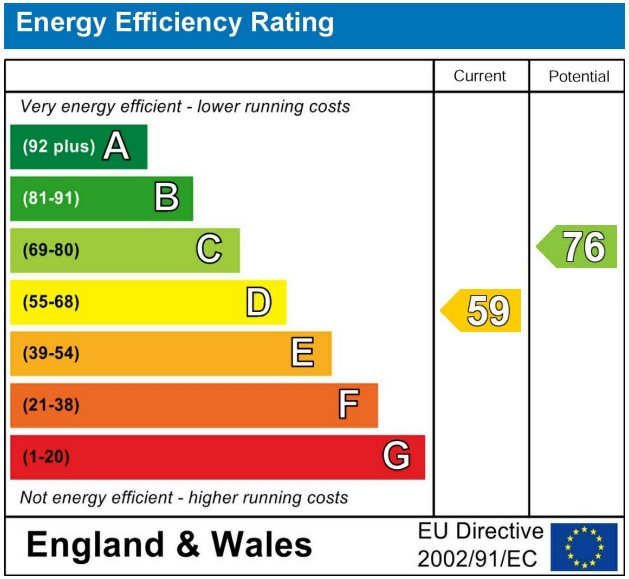
Hallway
3'0" x 6'9"
Carpet flooring with cupboard housing the water tank and access to the loft.

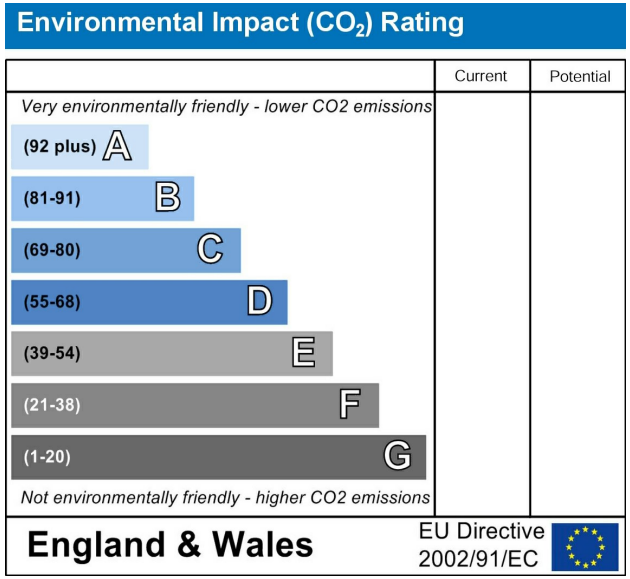
Bedroom 2
8'4" x 9'0"
Rear facing with carpet flooring and radiator.

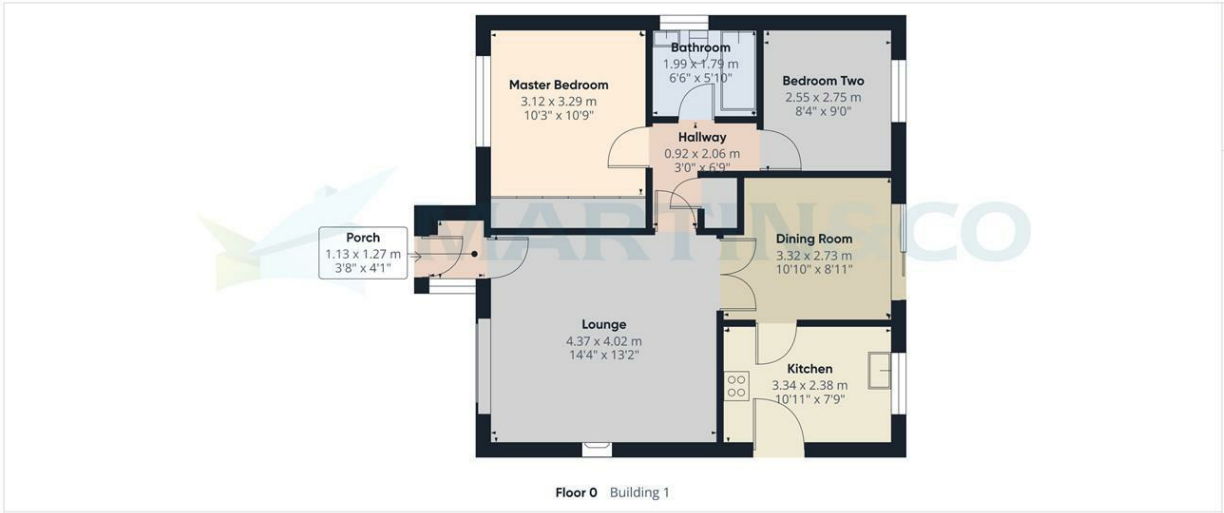
Bathroom
6'6" x 5'10"
Tiled flooring, three piece with toilet, bath, sink and shower.

Garden
Gated driveway with eternal lighting, side access to the rear garden and garage which has electricity supply.

Fixture & 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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Approximate total area(1)

76.3 m²

821 ft²

(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.

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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