







Garrick Close, Lincoln

Offers In Excess of £200,000

MARTIN&CO







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Bungalow - Detached

2 Bedrooms, 1 Bathroom

Offers In Excess of £200,000

- Detached Two Bedroom Bungalow
- Ample Parking and Storage
- Sought After Location of Bracebridge Low Fields
- Local Amenities Close By
- Great Potential Throughout
- Tenure - Freehold
- Council Tax Band - B
- EPC - D

Description
Situated within a quiet cul-de-sac location in the sought-after LN5 area of Lincoln, this well-presented two-bedroom detached bungalow offers spacious single-storey living, a detached garage, and excellent potential for a range of buyers including downsizers, first-time buyers and investors.

The accommodation briefly comprises an entrance porch leading into a generously sized living room, providing a bright and comfortable space for relaxation. The fitted kitchen diner offers ample room for both cooking and dining, making it ideal for everyday living and entertaining.

An inner hallway provides access to two well-proportioned bedrooms, including a spacious principal bedroom, together with a three-piece family bathroom.

Externally, the property benefits from a detached garage measuring approximately 18'2" in length, together with off-road parking and low-maintenance gardens.

Conveniently located for local amenities, supermarkets, regular transport links and easy access into Lincoln city centre, this attractive bungalow presents an excellent opportunity to acquire a home in a desirable residential setting.

Tenure - Freehold
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Kitchen Diner
10'1" x 15'11"
Lino flooring with electric hob, electric oven, sink basin, extractor fan, radiator, window, ceiling spot lights and cupboard housing the gas boiler.

Shower Room
5'9" x 7'4"
Tiled flooring with shower cubicle, toilet, sink, fitted cupboards and wall mounted radiator.



Master Bedroom
8'11" x 11'11"
Carpet flooring, radiator and fitted wardrobes.

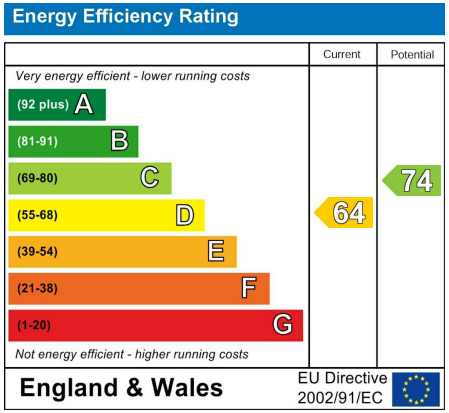
Bedroom Two
9'8" x 8'10"
Rear facing with carpet flooring and radiator.

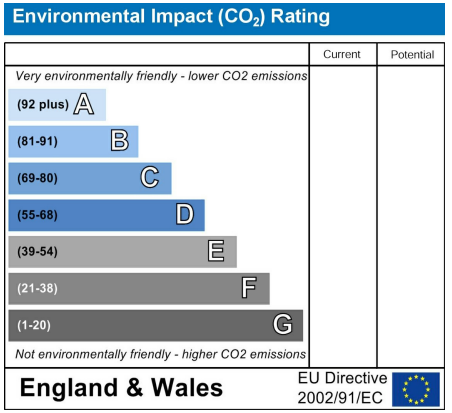
Living Room
10'5" x 17'10"
Carpet flooring with radiator, gas fire and double door wall access hatch.

Garage and Garden
8'2" x 18'2"
Brick garage with electric supply. Rear gass has a lawn area and with a currently not used pond area

Fixtures and 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