



Madden Close, Lincoln



£175,000

- Semi-Detached Coach House
- Two Bedrooms
- En-Suite & Family Bathroom
- Open Plan Living/Kitchen/Dining Area
- Garage & Driveway
- Tenure: Freehold
- EPC Rating C



Semi-Detached Coach-House situated on the popular St. Georges Development to the west of the City Centre. The property has internal accommodation comprising: Entrance Hall, Vaulted Open Plan Living//Kitchen Area. The main hallway leads to TWO BEDROOMS with an Ensuite to the master bedroom and further separate bathroom. Outside there is a single garage as well as parking for up to three vehicles. The property also benefits from external CCTV and easy access to the city centre and Steep Hill.

Entrance Hall

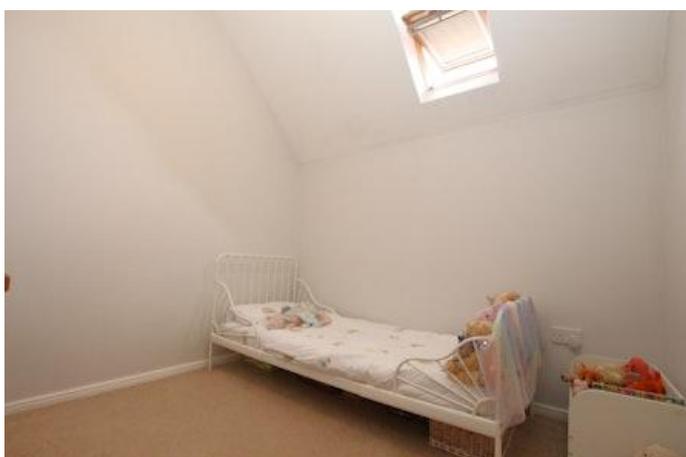
With Stairs leading to the inner hallway.

Inner Hall

With stairs to the entrance hall and access to storage cupboard.

Open Plan Living/Dining/Kitchen 18'4" x 16'8" (5.6m x 5.1m)

With a large window to the front aspect and two skylight windows to the rear aspect. Fitted with a range of wall and base level units with worktops over, space and plumbing for a washing machine and dishwasher, integrated oven and hob with extractor over and sink with drainer unit.



Bathroom

With skylight window to the rear aspect, low level WC, wash hand basin, panelled bath with shower over and radiator.

Bedroom One 12'0" x 10'0" (3.7m x 3m)

With window to the front aspect, fitted wardrobes, radiator and access to en-suite.

En-Suite

With skylight window to the rear aspect, low level WC, wash hand basin, enclosed shower and radiator.

Bedroom Two 9'0" x 8'7" (2.7m x 2.6m)

With skylight window to the front aspect and radiator.

Garage 18'0" x 9'0" (5.5m x 2.7m)

With an up over door to the front aspect, understairs storage cupboard, power and lighting.

Outside

To the front of the property is off-street parking for up to three vehicles leading to the single garage.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
247 sq.ft. (23.0 sq.m.) approx.

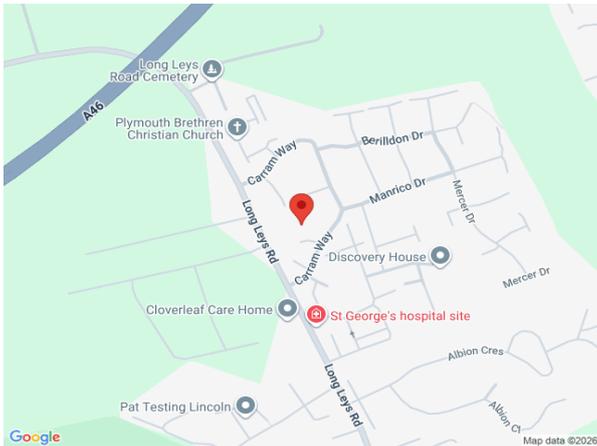
1ST FLOOR
699 sq.ft. (65.0 sq.m.) approx.



MADDEN CLOSE, LINCOLN, LN1 1AU

TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 - B
69-80	C	75 - C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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