



The Orchard, Lincoln



£170,000

- No Onward Chain
- Two Bedroom Semi Detached Bungalow
- Modern Kitchen
- Garage
- Low Maintenance Garden
- Premium Village Location
- Freehold
- EPC rating C



Two Bedroom Semi Detached Bungalow in the south after village of Washingborough. This property is being sold with NO ONWARD CHAIN and comprises of Entrance hall, Lounge, Modern Kitchen, Two Bedrooms and Bathroom. Outside is a low maintenance garden and a Garage.

Entrance Hall

With entrance door and a radiator.

Living Room 9'9" x 14'11" (3m x 4.5m)

With window to the front aspect of the property, gas fireplace and a radiator.

Kitchen 9'9" x 6'5" (3m x 2m)

With window to the front aspect of the property, a range of floor and eye level units with worktop, sink, built in oven and a radiator.

Bedroom One 11'11" x 9'9" (3.6m x 3m)

With window to the rear aspect of the property and a radiator.



Bedroom Two 9'9" x 8'6" (3m x 2.6m)

With window to the rear aspect of the property and a radiator.

Bathroom 7'1" x 5'2" (2.2m x 1.6m)

With window to the side aspect of the property, shower over bath, pedestal sink, low level wc and a radiator.

Outside

With garage located close to the property. To the rear is a low maintenance garden with patio, lawned area and a shed.

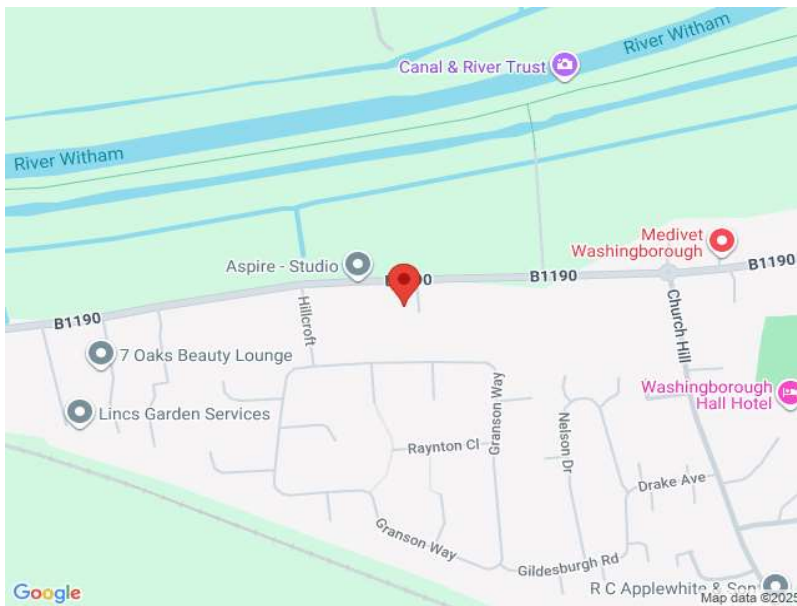
Agents Note

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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, the measurements of the rooms, fixtures, fittings and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information only and should not be used as a basis for any legal proceedings. The plan is not intended to be used as a basis for any legal proceedings. The plan is not intended to be used as a basis for any legal proceedings. The plan is not intended to be used as a basis for any legal proceedings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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