







Faldingworth Close, Lincoln

Asking Price £250,000

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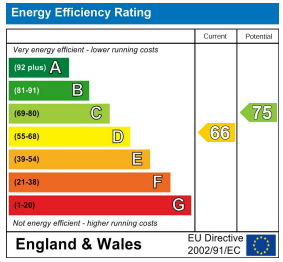


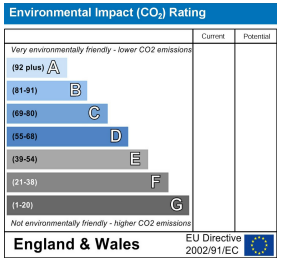
Faldingworth Close, Lincoln

House - Detached
3 Bedrooms, 1 Bathroom

Asking Price £250,000

- Detached Family Home
- Cul-De-Sac Position
- Generous Plot with Potential to Extend (STPP).
- Conservatory
- South East Facing Rear Garden
- Driveway Parking with Attached Garage
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - C





Three bedroom detached family home positioned within the desirable cul-de-sac of Faldingworth Close. This property offers an exciting opportunity with the potential to develop and extend (STPP) upon the generous plot. Would benefit from a degree of modernisation throughout and is sold with no chain. Comprising internally of an entrance hall, open plan living room and dining room, conservatory, breakfast kitchen, three bedrooms and a bathroom. Externally offering a spacious front garden with an attached garage, driveway parking and an enviable South East facing rear garden. Viewings are highly recommended to fully appreciate all the potential that this property has to offer.

The location offers access to schooling for all ages, local amenities, shops, doctors and public transport services plus the A46 bypass road link.

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

Porch
5'6" x 2'6"
PVC French doors to the front and carpet flooring. Glazed wooden door leads into the hallway.

Entrance Hall
Carpet flooring, pendant fitting, radiator and a









thermostatic heating control. Stairs rising to the first floor with a storage cupboard below accessed via the kitchen.

Living Room
14'1" x 12'10"
PVC box bay window to the front, carpet flooring, light fitting, radiator and a gas feature fire with hearth and surround.

Dining Room
8'11" x 8'6"
Double glazed French doors leading to the conservatory, carpet flooring, light fitting and a radiator.

Conservatory
10'7" x 9'10"
Double glazed French doors leading out to the garden and double glazed windows surround, carpet flooring and wall lighting.

Breakfast Kitchen
16'9" x 8'4"
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted double oven, gas hob with extractor over plus space and plumbing for a washing machine. PVC rear door and window, tiled flooring, ceiling lighting, mains consumer unit and digital heating controls.

Stairs / Landing
Carpet flooring, PVC side window, pendant fitting, loft hatch access and a shelved airing cupboard housing the hot water cylinder.

Bathroom
5'11" x 5'10"
Low level WC, pedestal wash basin and a panel bath with electric shower over. PVC rear window, vinyl flooring, light fitting and a radiator.

Bedroom
11'0" x 8'10"
PVC rear facing window, carpet flooring, pendant fitting and a radiator.

Bedroom
11'3" x 8'11" (measured to fitted wardrobes).
PVC front window, carpet flooring, pendant fitting, radiator and fitted bedroom furniture including sliding wardrobes.

Bedroom
8'0" x 7'11"
PVC window to the front aspect, carpet flooring, pendant fitting, radiator and a fitted single bed frame with storage below.

Outside
To the front is a garden laid to lawn with mature planted shrubbery and gated access to the rear. Furthermore, there is a block paved driveway suitable for multiple vehicles to park off road. The generous rear garden faces to the South East, is mostly laid to lawn with mature planted shrubbery, paved patio seating area and a good sized wooden workshop to be included within the sale. Further benefiting from an outside water supply and lighting.

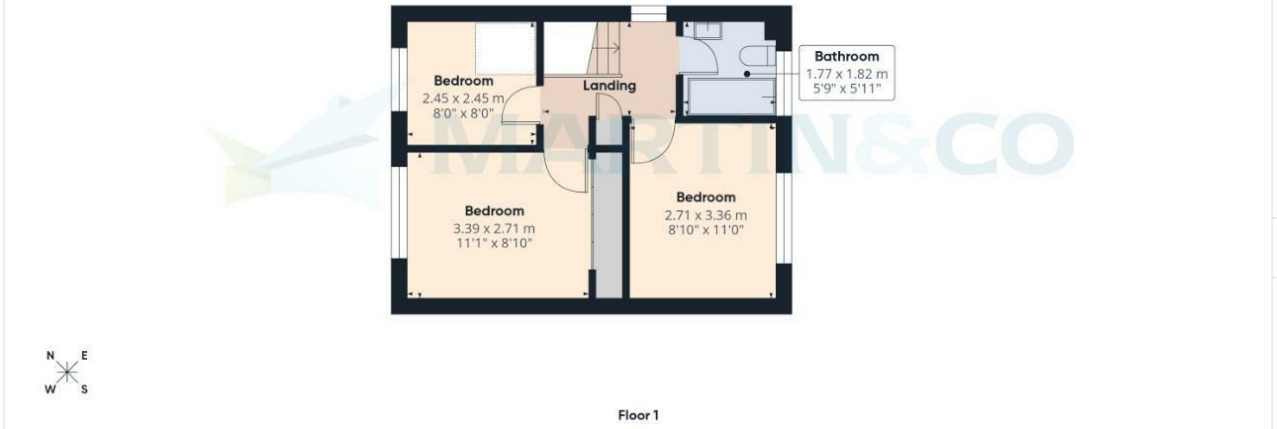
Garage
16'8" x 8'2"
Up and over door to the front, light and power. The gas heat only boiler is housed.

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.

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Approximate total area(1)

99.6 m²

1070 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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The Property Ombudsman