



**Astwick Road, Lincoln**

**Asking Price £240,000**



**MARTIN & CO**

Astwick Road, Lincoln

Bungalow - Detached  
3 Bedrooms, 1 Bathroom

Asking Price £240,000

- Mature and Well Established Residential Area
- Spacious Living Room
- Kitchen with Separate Dining Room
- Modern Shower Room
- Driveway Parking
- Single Garage
- South Facing Rear Garden
- Tenure - Freehold
- EPC Rating - C
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

Three bedroom detached bungalow situated within a desirable residential area to the south of Lincoln. Comprising internally of an entrance hall, three bedrooms, shower room, kitchen with separate dining room and a spacious living room. Driveway parking, single garage and a South facing garden.

The property is close to amenities including The Forum shopping precinct, Tritton Road and further large supermarket chains plus schooling of all ages. North Hykeham locally benefits from road and rail links to include public transport available into the city centre.

EPC Rating - C

Council Tax Band - C  
Tenure - Freehold

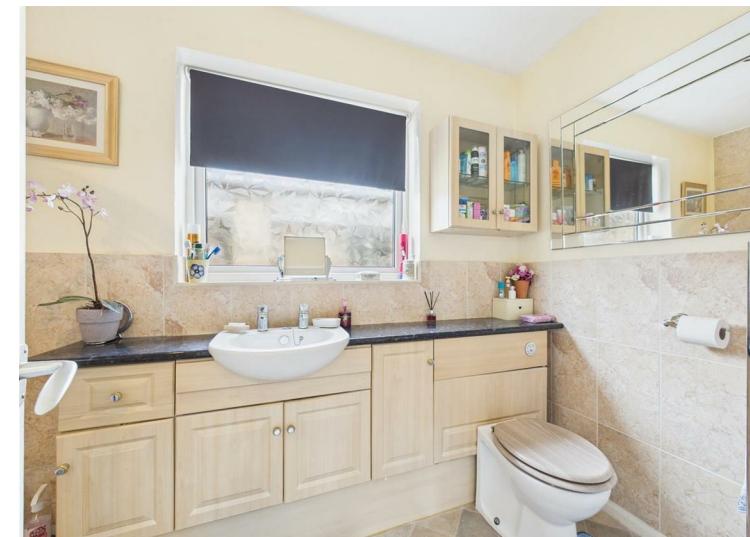
Hallway

PVC side entrance door, carpet flooring, pendant fitting and a radiator, access to the loft, digital thermostatic control and two in-built storage cupboards, one of which houses the Worcester combination boiler.

Bedroom

8'3" x 8'

PVC window to the side aspect, carpet flooring, pendant fitting, fitted wardrobes and a radiator.



### Shower Room

8'10" x 5'8"

Concealed cistern WC and vanity wash basin, corner cubicle housing the Triton electric power shower. Vinyl flooring, PVC side window, heated towel rail, spot lit ceiling and extractor.

### Bedroom

12'9" x 8'10"

PVC window to the rear aspect, carpet flooring, wall lighting, ceiling fan, fitted sliding mirrored wardrobes and a radiator.

### Bedroom

11'3" x 8'8"

PVC French doors leading out to the garden, carpet flooring and a pendant fitting.

### Kitchen

10'10" x 10'6"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset composite sink and drainer. Fitted oven with gas hob and extractor over, an integrated fridge freezer plus space

and plumbing for a washing machine. Tiled flooring, PVC side window, housed mains consumer unit and a light fitting.

### Dining Room

9'1" x 8'5"

PVC side window, carpet flooring, pendant fitting and a radiator.

### Living Room

16'7" x 12'2"

PVC window to the front aspect, carpet flooring, ceiling and wall lighting, radiator and an electric feature fire with hearth and surround.

### Outside

To the front is a well cared for garden offering laid lawn and mature borders, a long concrete driveway, extending beyond the wrought iron gates, suitable for multiple vehicles to park off road, outside lighting and water supply.

The rear offers a beautifully maintained, South facing garden, being laid to lawn with mature planted borders and two ponds. Concrete patio area and pathways

lead up the garden to a shed which is included within the sale.

### Garage

17'8" x 9'1"

Up and over door to the front with a rear window and a PVC side personnel door, light and power.

### 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.







Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW

01522 503727 . lincoln@martinco.com

01522 503727  
<http://www.martinco.com>



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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, sellers(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.