



Nightingale Crescent, Lincoln

Asking Price £325,000



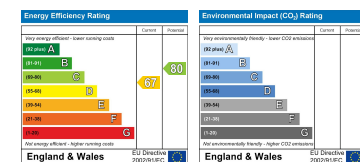
Nightingale Crescent, Lincoln

House - End Terrace

3 Bedrooms, 1 Bathroom

Asking Price £325,000

- Unique Development Opportunity
- Family Home with Two Building Plots
- Outline Planning Granted For The Erection of Two Semi Detached Houses
- Lincoln City Planning Ref 2022/0647/OUT
- Existing Double Garage with Driveway Parking
- Mature South Facing Garden
- Popular Residential Location
- Tenure - Freehold
- Council Tax Band - A
- EPC Rating - D



Three bedroom end terraced family home offering a unique development opportunity with outline planning granted for the erection of two semi-detached houses. The existing dwelling comprises internally of an entrance porch, utility/store, kitchen, spacious living room and conservatory, three bedrooms and a shower room. Externally offering a mature gardens with the rear facing to the South, off street parking for multiple vehicles and a double garage. Viewings are by appointment only.

The application (Lincoln City Planning ref 2022/0647/OUT) is in the process of being extended. The plot (84' x 40' approx. STS) currently occupies a double garage, driveway and garden.

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

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Council Tax Band - A
Tenure - Freehold

Entrance Porch
5'4" x 4'2"
PVC entrance door and PVC side window, wood effect laminate flooring and a secondary semi-glazed door to the kitchen.



Store / Utility Area

6'8" x 4'8"

PVC window to the front, eye level units, wood effect laminate flooring and a light fitting.

Kitchen

17'7" x 11'4" (max measurements).

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Space for a freestanding cooker, under counter appliance space and plumbing for a dishwasher plus space for an American style fridge freezer. Ceiling lighting, mix of wood effect laminate flooring and tiled flooring, Drayton digital boiler controls, vertical radiator, alarm control panel, fuse board and electric meter housed. PVC rear door and window to the conservatory, stairs rising to the first floor with a storage cupboard below.

Living Room

17'7" x 13'8"

PVC window to the front with sliding patio doors to the rear leading to the conservatory, carpet flooring, feature electric fire with hearth and surround, two light fittings and two radiators.

Conservatory

24'7" x 10'5" (max measurements).

Part brick, part PVC construction with French doors leading to the garden, wall lighting, wood effect

laminate flooring and a radiator. Base level units with a laminated work surface housing the integrated washing machine.

Stairs / Landing

Carpet flooring, PVC rear window, radiator, access to the loft and a built in cupboard housing the Worcester combination boiler.

Bedroom

15'2" x 10'7"

PVC window to the front, carpet flooring, pendant fitting and a radiator.

Bedroom

10'10" x 6'11"

PVC window to the rear, carpet flooring, pendant fitting, radiator and a built in wardrobe.

Bedroom

12'0" x 10'0" (max measurements).

PVC window to the front, carpet flooring, pendant fitting and a radiator.

Shower Room

9'7" x 5'6" (max measurements).

Concealed cistern WC with vanity storage and wash basin, walk in double cubicle housing the mains thermostatic shower. Fully tiled room, PVC rear windows, heated towel rail, spot lit ceiling and extractor.

Double Garage

20'6" x 16'2"

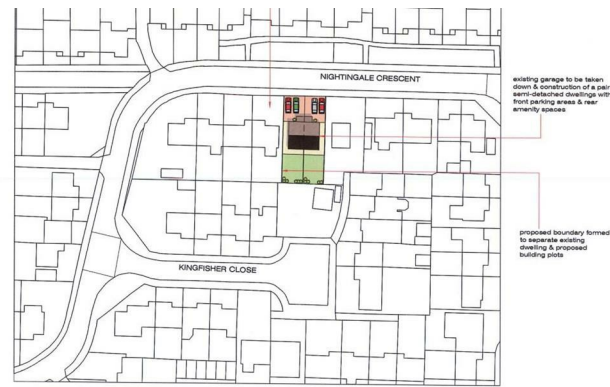
Up and over doors to the front with a personnel side door and windows to the side and rear, separately fused for light and power.

Outside

To the front is a large driveway, suitable for multiple vehicles to park off road, plus a mature and well stocked garden with planted borders and pathways. Gated access from the front to the rear. The rear South facing garden, similar to the front, offers mature well stocked borders with fruit trees and seating areas with a pergola. There is a water supply, security lighting and a greenhouse to be included within the sale.

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>

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.