



**Byland Close, Carlton Boulevard**

**Asking Price £205,000**



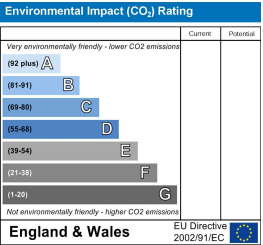
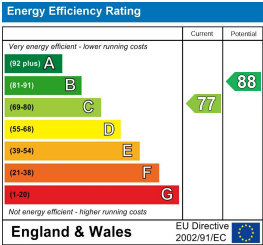


Byland Close, Carlton Boulevard

House - Townhouse  
3 Bedrooms, 2 Bathrooms

Asking Price £205,000

- Three Storey Town House
- Master Bedroom with Ensuite
- Spacious Living Room
- Kitchen with Integrated Appliances
- Walking distance to local shops
- No Onward Chain
- Tenure: Freehold
- Council Tax - C / EPC Rating - B





Three Bedroom, three storey town house situated in the popular uphill area of Lincoln. Comprising internally of an entrance hall, WC, kitchen with integrated appliances, spacious living room, master bedroom with ensuite plus two further bedrooms and a family bathroom. Single garage and a rear garden. This property is sold with no onward chain.

Within walking distance to the Carlton Centre shopping precinct, 2 Miles from Lincoln County Hospital and access to the A46 ring road. This property is ideally situated for both amenities and

public transport in and out of the city.

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

Entrance Hall  
Wooden frame entrance door, carpet flooring with fitted matwell, pendant lighting, radiator with a EPH thermostat and alarm panel.

WC  
6'1" x 2'11"  
PVC window to the front aspect, vinyl flooring, a



low level WC and pedestal wash basin with a pendant fitting and radiator. Consumer unit on wall.

Kitchen  
11'2" x 8'0"

Base and eye level work units with a roll edge work surface, tiled splashback and an inset double bowl stainless steel sink and drainer. Fitted oven with electric hob with extractor overhead, an integrated fridge freezer, dishwasher and washing machine included. Tiled flooring, one radiator, spotlight fittings and a PVC window

Living room  
15'5" x 14'8" max measurements  
Carpet flooring, three pendant light fittings, two radiators, a storage cupboard and French patio doors which lead to the rear garden.

Stairs/Landing 1st Floor  
Carpet flooring with a pendant fitting, radiator and a cupboard which houses the Ideal instinct combination boiler.

Bathroom  
7'1" x 6'9"  
Low level WC, pedestal wash basin, a panelled bath with a head and hose attachment. Vinyl flooring, spotlight fittings, radiator, extractor and a PVC window to the front

Bedroom  
15'3" x 14'8" max measurements  
Carpet flooring, two pendant light fittings, radiator and two PVC rear aspect windows

Bedroom  
11'6" x 7'7"  
Carpet flooring, pendant light fitting, radiator and a PVC front aspect window

Stairs/ Landing 2nd floor  
Carpet flooring and a pendant light fitting

Bedroom  
16'8" x 14'9"  
Built in wardrobe and cupboard, carpet flooring, radiator, pendant light fitting and a PVC window to the front aspect.

En Suite  
6'8" x 6'1"  
Three piece suite which comprises of a low level WC, pedestal wash basin and a cubicle electric shower. Vinyl flooring, radiator, spotlight fitting and an extractor fan.

Outside  
The front has a small grass area with a path leading to front door with hedge parallel to building. The rear offers a laid lawn area with a fencing border and a pathway in-between leading out to the car park

Garage  
Single garage with an up and over door.

#### 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.

Service Charge  
Service Charge - approx. £429 per year

This information has been provided by the vendor and 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](mailto:lincoln@martinco.com)

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

**MARTIN&CO**

**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.