



**Madden Close, Lincoln**

**£165,000**

  
**MARTIN & CO**

Madden Close, Lincoln

House - Mid Terrace

2 Bedrooms, 1 Bathroom

£165,000

- No Chain
- Perfect Investment or First Purchase
- 2 Bedrooms
- Low Maintenance Gardens
- Allocated Parking
- Close to City Centre
- Tenure - Freehold
- EPC Rating C / Council Tax Band B

This well-presented two-bedroom mid-terrace house at Madden Close offers comfortable and practical living in a sought-after residential location. Ideal for first-time buyers, small families, or investors, the property combines a cosy, low-maintenance layout. **SOLD WITH NO CHAIN**

Madden Close is a 5 Minute drive from the city centre and the A46.



## Description

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Council Tax Band - B

Tenure - Freehold

## Entrance Hall

3'7" x 8'3"

Composite front door, vinyl flooring, pendant fitting. Consumer unit.

## W/C

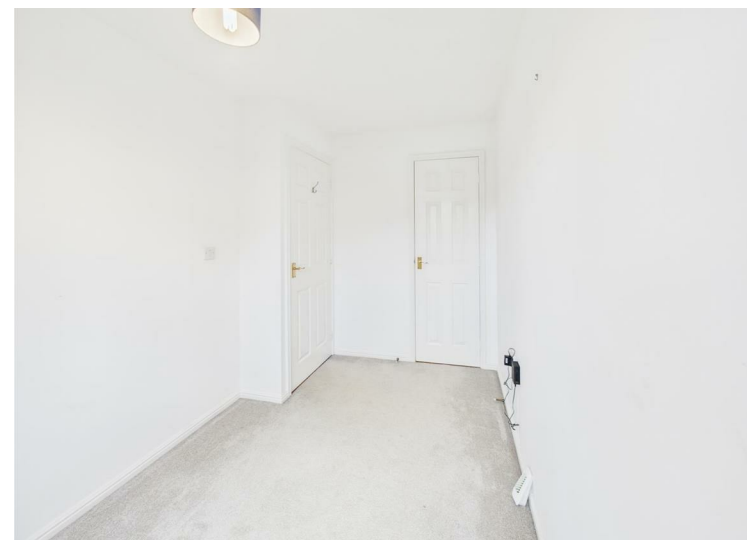
2'7" x 4'7"

Low level WC, pedestal wash basin, vinyl flooring, radiator, pendant light fitting.

## Living Room

11'7" x 15'11"

Patio doors to the rear leading out to the garden, vinyl flooring, pendant fitting and a radiator. Drayton thermostat control for heating. Stairs leading to the first floor.



### Kitchen 5'1" x 8'3"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, washing machine and fridge freezer. PVC front window, vinyl flooring, light fitting to ceiling and a wall mounted Baxi system gas boiler with Drayton thermostat control in the living room.

### Stairs & Landing 6'1" x 5'1"

Carpet flooring, pendant fitting and a built in storage cupboard. Loft hatch.

### Bedroom 9'7" x 11'1"

PVC rear windows, carpet flooring, pendant fitting and radiator. Built in wardrobe and space for additional storage.

### Bathroom 4'11" x 7'10"

Low level WC, pedestal wash basin and a panel bath with over bath shower and glass screen. Vinyl flooring, radiator, pendant light fitting and extractor. Shaver charging points.

### Bedroom 6'7" x 10'10"

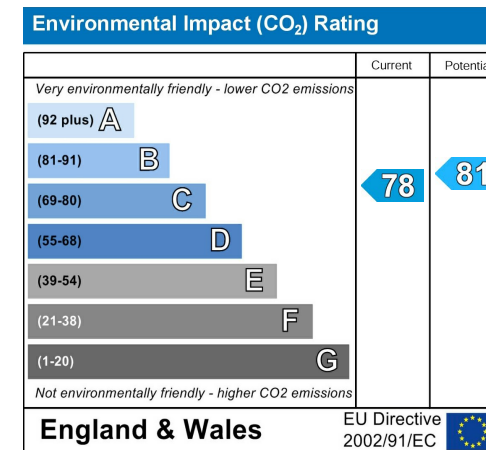
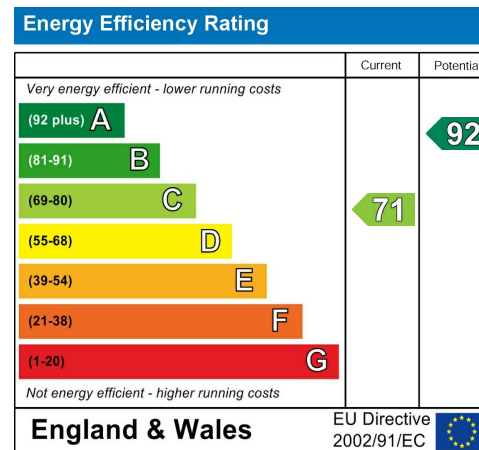
PVC front facing window, carpet flooring, pendant fitting and a radiator. Built in storage cupboard

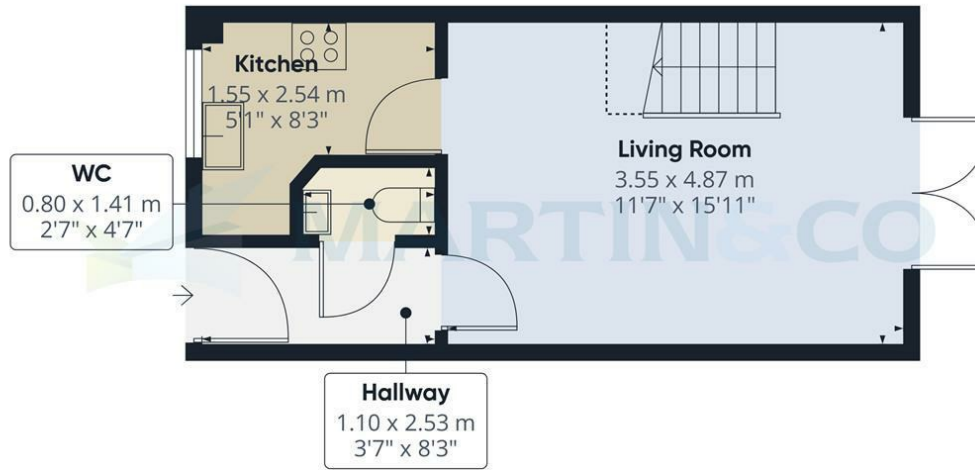
### Outside

The front offers a low maintenance garden. Further benefitting from a water supply and lighting. To the rear is an enclosed low maintenance garden housing the shed which is included within the sale. Gated access leads to the rear and allocated parking for the property.

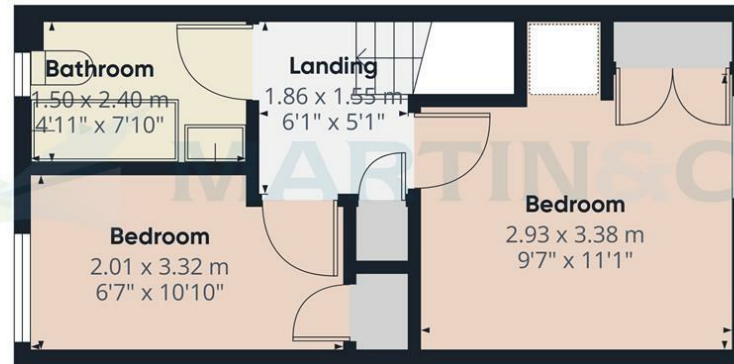
### Fixtures & Fittings

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.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

50.2 m<sup>2</sup>  
541 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.