



**Rookery Lane, Lincoln**

**Asking Price £230,000**

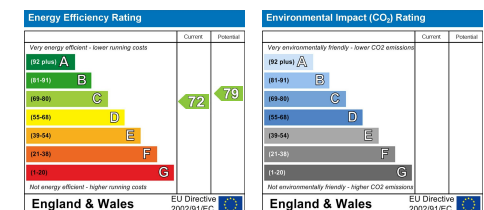
  
**MARTIN&CO**

Rookery Lane, Lincoln

House - Semi-Detached  
3 Bedrooms, 1 Bathroom

Asking Price £230,000

- Semi-Detached Home
- South West Facing Rear Garden
- Driveway for Multiple Vehicles
- Detached Garage
- Family Bathroom and Ground Floor Cloakroom
- Two Reception Rooms
- Popular Location
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - B



Two/Three bedroom semi-detached home situated on Rookery Lane to the south of Lincoln City centre. Comprising of two reception rooms, kitchen and cloakroom, two bedrooms with an additional third or study plus a family bathroom. Externally offering driveway parking, garage and a South West facing rear garden. No Onward Chain.

Rookery Lane is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

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

#### Entrance Hall

PVC door with side panels, wood effect laminate flooring, radiator, light fitting, alarm control panel and a storage cupboard housing the mains consumer unit, gas and electric meters. Stairs rising to the first floor.

#### Living Room

13'3" x 12'11" (max measurements).

PVC bay window to the front with a further PVC window to the side, wood effect laminate flooring, pendant fitting, radiator and a fireplace hearth.



Dining Room  
12'11" x 9'11"  
PVC windows to the side and rear, carpet flooring, pendant fitting, radiator, fireplace hearth and surround.

Kitchen  
10'5" x 7'5"  
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Freestanding gas cooker, space and plumbing for a washing machine plus further under counter appliance spaces. Tile effect laminate flooring, PVC side windows and a ceiling light.

Rear Hall  
PVC rear door, light fitting, carpet tile flooring and a wall mounted Ideal combination boiler.

Cloakroom  
5'1" x 3'9" (max measurements).  
WC, wall mounted wash basin, PVC side window, radiator, fluorescent lighting and carpet tile flooring.

Stairs / Landing  
Carpet flooring, light fitting, radiator and access to the loft.

Bedroom  
12'10" x 10'11"  
PVC windows to the front and side, carpet flooring, pendant fitting and a radiator. Access to the loft via a fitted pull down ladder.

Bathroom  
5'9" x 5'6"  
Fully tiled room with a low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. PVC side window, light and extractor.

Bedroom  
12'11" x 9'11"  
PVC windows to the side and rear, carpet flooring, pendant fitting, radiator and a built in storage cupboard.

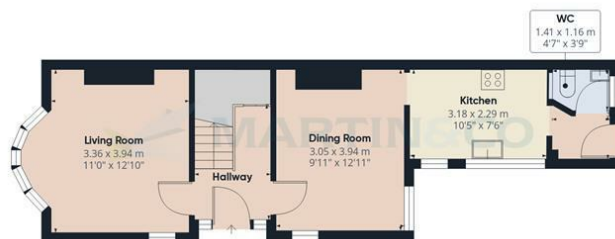
Bedroom / Study  
10'5" x 7'5"  
PVC window to the side, carpet flooring, pendant fitting, radiator and access to the loft.

Garage  
19'8" 2283'5" x 10'5"  
Double doors to the front with a further side personnel door, light and power.

Outside  
To the front is a concrete driveway, continuing down to the side towards the garage, suitable for multiple vehicles to park off road. The property is accessed to the side beneath an open porch, benefitting from outside lighting. Gated access leads through to the South West facing rear garden, which comprises of a concrete pathway leading to an area which is mainly laid to lawn with mature planted and slate borders. There are two sheds which will be included within the sale. To the foot of the garden is to be gated and made private, with the garden beyond having been previously purchased by a neighbouring property and subsequently not included within this 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.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

102.5 m<sup>2</sup>

1103 ft<sup>2</sup>

(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.

GIRAFFE360

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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.