



**Astwick Road, Lincoln**

**Offers In The Region Of £245,000**

**MARTIN&CO**

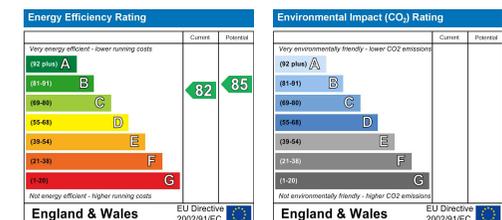
## Astwick Road, Lincoln

House - Detached

3 Bedrooms, 1 Bathroom

Offers In The Region Of  
£245,000

- Energy Efficient Home
- Solar Panels
- Link-Detached
- Open Plan Living / Dining Room
- Conservatory
- Modern Bathroom
- Driveway Parking with Single Garage
- Enclosed Rear Garden
- Tenure - Freehold
- EPC Rating - B / Council Tax Band - C



Three bedroom link-detached family home being well positioned for local amenities within a desirable residential area of Lincoln. This energy efficient homes comprises internally of a living / dining room, kitchen and conservatory, three bedrooms and a bathroom. Driveway parking, front and rear gardens plus a single garage.

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 - B  
Council Tax Band - C  
Tenure - Freehold

Porch  
PVC French doors and side panel to the front and wall lighting.

Entrance Hall  
Laminate flooring, radiator, light fitting, thermostatic control and stairs rising to the first floor. Storage cupboard houses the alarm control panel.

Living / Dining Room  
PVC window to the front aspect, carpet flooring, two light fittings, radiator, under stairs storage, gas



feature fire with hearth and surround plus PVC French doors leading to the conservatory.

#### Kitchen

Base and eye level units with laminate worksurfaces, matching splash backs and an inset stainless steel sink. Fitted double oven, gas hob with extractor over, space and plumbing for both a washing machine and dishwasher plus further space for a fridge freezer. Laminate flooring, light fitting, PVC rear window and PVC side door.

#### Conservatory

Made of PVC construction with laminate flooring and a radiator.

#### Stairs / Landing

Carpet flooring, PVC window to the side, light fitting and access to the partially boarded loft.

#### Bathroom

Low level WC, vanity wash basin and a panel bath with mains thermostatic rainfall shower over with separate body sprayer. PVC window to the rear aspect, laminate flooring, heated towel rail and light

fitting. Airing cupboard housing the Worcester combination boiler.

#### Bedroom

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

#### Bedroom

PVC rear facing window, carpet flooring, radiator and a pendant fitting.

#### Bedroom

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

#### Garage

Up and over door to the front.

#### Outside

To the front is a concrete driveway for off road parking with additional parking on the gravelled area, inside the wrought iron fencing. Passageway to the left hand side leads to the rear with security lighting. The rear offers a fully enclosed garden being mainly laid to lawn with decked seating area and planted

gravelled borders. Water supply, lighting, two sheds with power, summer house with power and a greenhouse are 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.

#### Solar Panels

A Shade Greener solar panels are in place with a 25 year lease from 2014 for renewable energy, offering free electric during daylight hours.





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

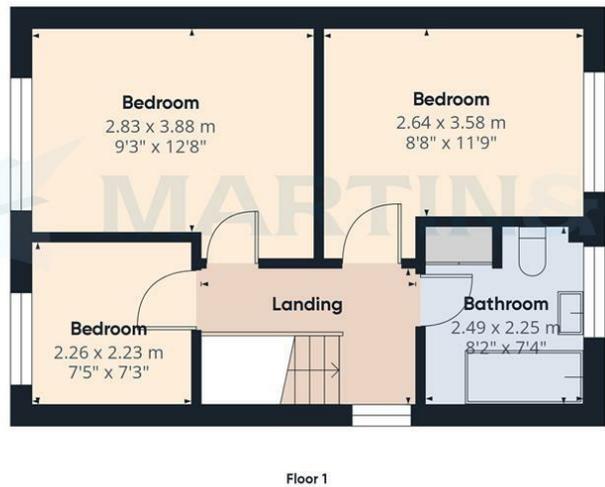
87.73 m<sup>2</sup>  
944.31 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.