



Petersfield Close, Lincoln

Asking Price £165,000

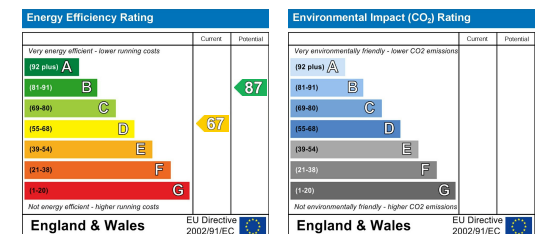


Petersfield Close, Lincoln

House - Semi-Detached
2 Bedrooms, 1 Bathroom

Asking Price £165,000

- Ideal FTB or Investment Purchase
- Popular Location
- Two Good Sized Bedrooms
- Driveway Parking
- South West Facing Rear Garden
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - A / EPC Rating - D



Two bedroom semi-detached property making for an ideal starter home or investment opportunity. Situated within a quiet cul-de-sac in Doddington Park, this property benefits from being sold with no onward chain. Comprising internally of an entrance hall with cloakroom, kitchen, lounge diner, two bedrooms and a bathroom. Externally offering driveway parking, front and rear gardens.

Doddington Park (LN6) is a popular location for nearby amenities to include shops, public houses, schooling and transport links in and out of the city.

Tenure - Freehold
EPC Rating - D
Council Tax Band - A

Entrance Hall
Composite front door, wood effect laminate flooring, radiator, light fitting, Potterton thermostat and stairs rising to the first floor.

Cloakroom
4'10" x 2'8"
Low level WC, wall mounted wash basin, PVC front window, radiator, vinyl flooring, light fitting and the mains consumer unit.

Kitchen
10'9" x 5'8"
Base and eye level units with laminated work surfaces, tiled splash backs and an inset composite



sink and drainer. Fitted oven with gas hob and extractor over, Indesit fridge freezer and a Beko washing machine included. PVC front window, radiator, tiled flooring, light fitting and the Potterton heat only boiler with controls below is housed.

Lounge Diner 14'3" x 12'3"

Wood effect laminate flooring, two light fittings, two radiators, patio doors leading to the rear garden plus an under stairs storage cupboard.

Stairs / Landing

Carpet flooring and a pendant fitting.

Bedroom

12'3" x 8'10" (max measurements).

PVC rear window, carpet flooring, pendant fitting, radiator and access to the loft.

Bathroom

6'3" x 5'11"

Low level WC, pedestal wash basin and a panel bath with mains thermostatic shower over. Vinyl flooring, PVC side window, radiator, light and extractor.

Bedroom

12'3" x 9'9" (max measurements).

PVC front facing window, carpet flooring, pendant fitting, radiator and an airing cupboard housing the hot water cylinder.

Outside

To the rear is a fully enclosed, South West facing garden, being laid to lawn with a patio and gated access to the front. There is a garden shed which is included within the sale.

The front offers a small garden with laid lawn and planted shrubbery plus a shared tarmac driveway suitable for multiple vehicles to park off road.

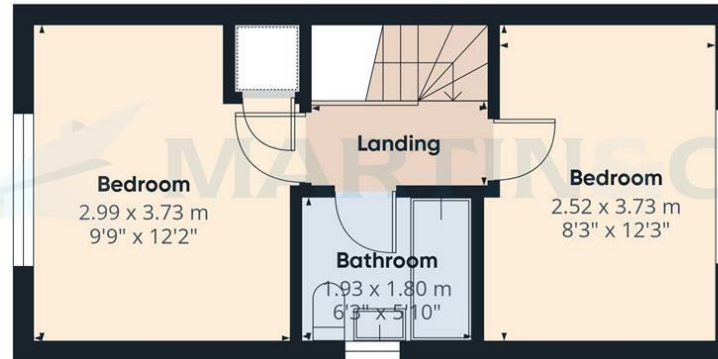
Fixtures & Fittings.

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.

WC
1.49 x 0.84 m
4'10" x 2'8"



Floor 0



Floor 1

Approximate total area⁽¹⁾
54.4 m²
586 ft²

(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.