



Binbrook Close, Lincoln

Asking Price £180,000

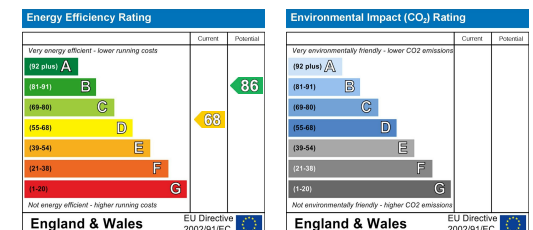


Binbrook Close, Lincoln

House - Semi-Detached
2 Bedrooms, 1 Bathroom

Asking Price £180,000

- Semi Detached Property
- Two Bedrooms
- Great Location
- Cul De Sac Setting
- Single Garage
- Parking for Multiple Vehicles
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - A
- Sold With No Onward Chain



Nestled in the sought-after area of Birchwood with access to A46, this semi-detached house presents an excellent opportunity for both first-time buyers and investors. Comprises internally of two reception rooms, kitchen, two bedrooms and a family bathroom. Externally offering a driveway for several vehicles, front and rear gardens and a single garage. Sold with no onward chain.

The location offers access to schooling for all ages, local amenities, shops, doctors and public transport services plus the A46 bypass road link.

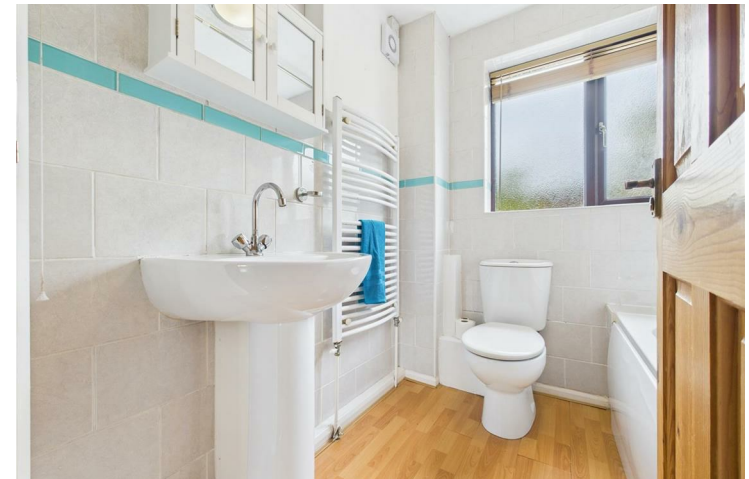
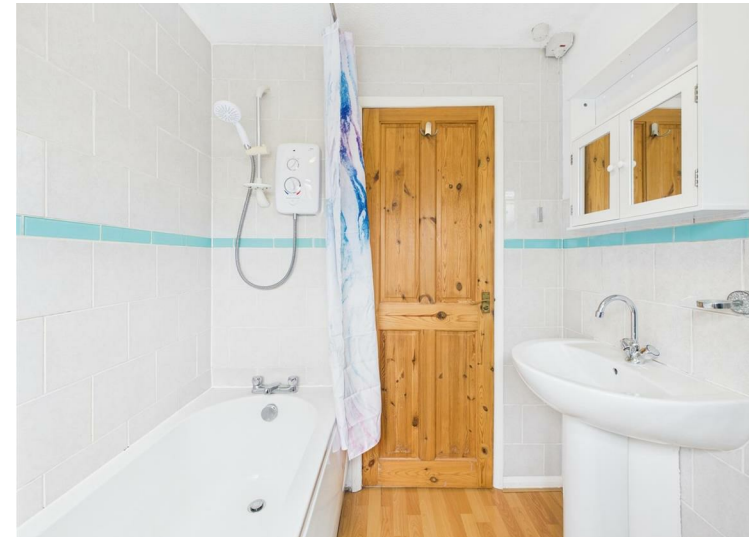
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Living Room 13'5" x 10'5"

Three piece PVC bay window to the front aspect overlooking the drive, electric feature fireplace with surround, radiator, light fitting and wood effect laminate flooring. Stairs rising to the first floor with a storage cupboard below.

Dining Room 7'6" x 11'8"

PVC entrance door to the side, PVC French doors to the rear aspect, wood effect laminate flooring, radiator, mains consumer unit and light fitting.



Kitchen

8'3" x 5'10"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink with bowl and half and drainer. Integrated extractor fan, space for a cooker, fridge freezer and plumbing for a washing machine. PVC window to the rear aspect, flush fitted ceiling light and wood effect laminate flooring.

Stairs / Landing

Spot lit ceiling, carpet flooring and access to the loft.

Main Bedroom

10'11" x 13'2" max

PVC windows to the front aspect, wood effect laminate flooring, storage cupboard housing the Vaillant combination boiler and EPH controls along with a portable thermostat and pendant light fitting.

Second Bedroom

6'9" x 10'11"

PVC window to the rear aspect, carpet flooring, radiator and a pendant light fitting.

Bathroom

6'2" x 5'11"

Modern fully tiled bathroom with a three piece suite comprising of a panel bath with overhead Mira electric shower, low level WC and a pedestal wash basin. Heated towel rail, PVC window to rear aspect, wood effect laminate flooring and flush light fitting with extractor.

Outside

The front of the property offers a rain canopy over the front door, lighting, gravelled driveway suitable for multiple vehicles to park off road, leading up to a five

bar gate, block paved drive way and twin electric sockets.

To the rear is a fully enclosed and mainly laid to lawn garden including grass and artificial grass areas, raised flower beds, mature shrubs/tree and patio area.

Garage

Up and over door to the front, window to the side and separate mains consumer unit for lighting and power.

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^m
64.8 m²
698 ft²

(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.

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