



Carrington Drive, Lincoln

Asking Price £180,000

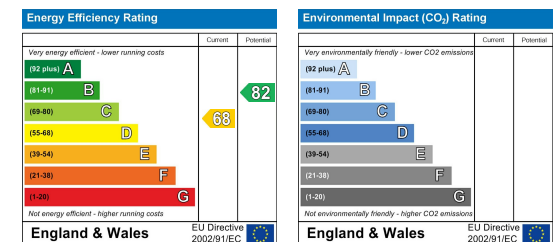


Carrington Drive, Lincoln

House - Semi-Detached
2 Bedrooms, 1 Bathroom

Asking Price £180,000

- Semi-Detached Home
- Ideal FTB or Investment Opportunity
- Driveway Parking and Single Garage
- Modern Fitted Kitchen and Bathroom
- Spacious Lounge Diner with Wood Burning Stove
- Well Presented Property
- Tenure: Freehold
- Council Tax Band - A / EPC Rating - D



Two bedroom semi-detached house within the popular Hartsholme residential area making for an ideal first time purchase or investment opportunity. Comprising of a spacious lounge diner, modern fitted kitchen, two bedrooms, bathroom and separate WC. Enclosed garden, driveway parking and single garage.

Carrington Drive is situated near to local amenities including schooling of all ages and shops. There is a regular bus service and access to the A46 relief road.

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

Entrance Hall
PVC entrance door, laminate flooring, radiator, light fitting and stairs rising to the first floor.

Lounge Diner
20'5" x 12'11" (max measurements).
PVC windows to the front and rear aspects, carpet flooring, wood burning stove, vertical radiator, two light fittings and feature downlights.

Kitchen
12'1" x 8'3" (max measurements).
Base and eye level units with solid oak worksurfaces, matching upstand and a stainless steel sink with drainer grooves. Fitted oven, gas hob



with extractor over, integrated fridge freezer and dishwasher. Vinyl flooring, spot lit ceiling, PVC window and door to the rear aspect.

Stairs / Landing

PVC window to the side and front aspects, storage cupboard housing the fuse box, light fitting, access to the loft and a further large storage cupboard housing the Ideal combination boiler.

Bedroom

12'11" x 10'0"

PVC window to the front, carpet flooring, radiator, pendant fitting and an open storage cupboard.

Bedroom

12'11" x 10'1"

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

Bathroom

7'5" x 5'7"

Pedestal wash basin, P shaped bath with a luxury

rainfall showerhead and handheld shower head sprayer. Laminate tile effect flooring, PVC window to the rear, heated towel rail, spot lit ceiling and extractor.

WC

5'1" x 2'8"

Low level WC, laminate tile effect flooring, light fitting and a PVC side window.

Garage

13'7" x 8'1"

Up and over door to the front aspect, composite personnel door to the rear, separately fused for light and power.

Outside

To the front is a gravelled and concrete driveway suitable for three vehicles to park off road, hedged perimeter with bark chipping filled sleeper beds. To the rear is an enclosed garden with laid lawn, concrete patio area and gravelled planting bed. Water and power supply, garden shed, lighting and gate access

to behind the garage where there is a log store. Two brick built sheds, one housing power and plumbing for both a washing machine and separate tumble dryer.

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.







Approximate total area^m

80.68 m²
868.38 ft²

Reduced headroom

2.95 m²
31.77 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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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.