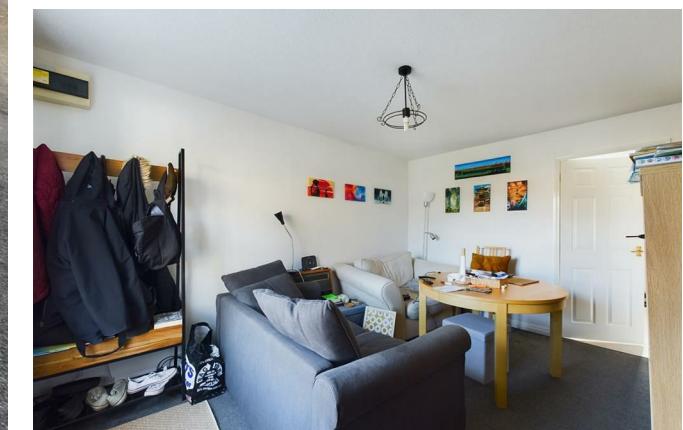




**Peppercorn Close, Lincoln**

**Asking Price £160,000**



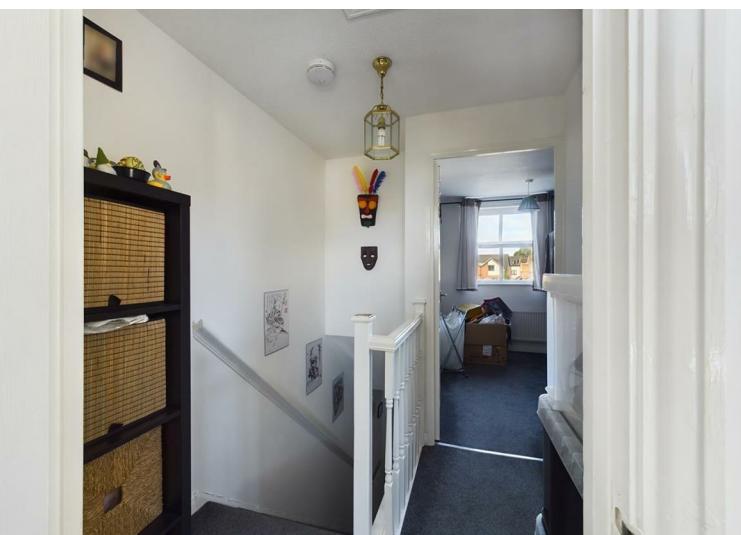
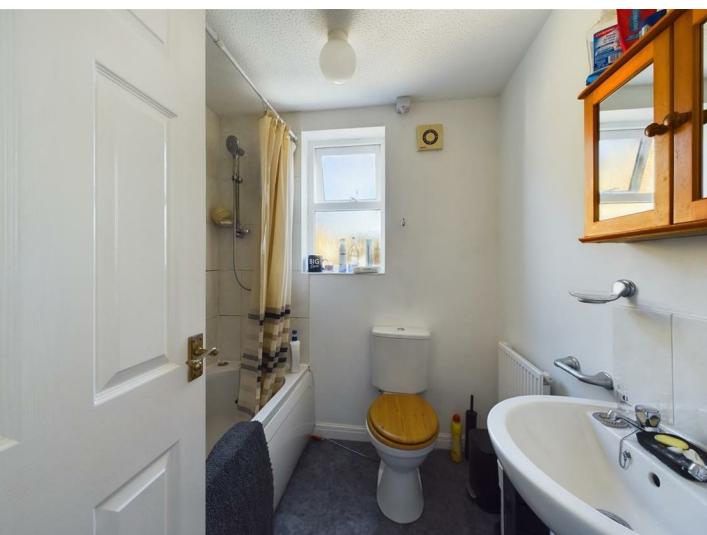
**MARTIN & CO**

Peppercorn Close, Lincoln

House - Semi-Detached  
2 Bedrooms, 1 Bathroom

Asking Price £160,000

- Ideal for first time buyer or investment opportunity
- Semi-detached home
- Off road parking
- Enclosed rear garden
- Walking distance to city centre
- No onward chain
- Tenure: Freehold
- EPC Rating D / Council Tax band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Two bedroom semi-detached starter home in the popular Boultham area of Lincoln. Making for an ideal FTB or investment purchase this property comprises of a living room, kitchen diner, two double bedrooms and a family bathroom. Off road parking and an enclosed rear garden. The Location offer a 10 minute riverside walk to the city centre. Access to local amenities, shops and public transport services.

EPC Rating - D

Council Tax Band - B

Tenure - Freehold

Entrance Hall

PVC entrance door with carpet flooring, radiator and newlec thermostat. Stairs leading up to the first floor.

Living Room

13'7" x 12'7" max measurements

Double glazed window to the front aspect, radiator carpet flooring and pendant lighting. Mains consumer unit housed.

Kitchen

12'7" x 9'10"

Base and eye level units with roll edge work surfaces and an inset stainless sink and drainer. Freestanding gas cooker included with space and plumbing for a washing machine with further space for a fridge freezer. Double glazed window to the rear with stable door leading out to the back garden. Baxi heat only gas boiler and temperature controls.

Stairs/Landing

Carpet flooring with pendant lighting and loft hatch access.

Bedroom

12'8" x 8'3"

Double glazed window to the rear aspect, carpet flooring, radiator and a pendant fitting.

Bedroom

11'1" x 8'7"

Double glazed window to the front, carpet flooring, radiator and a pendant light fitting. Shelved airing cupboard housing the hot water cylinder.

Bathroom

6'4" x 6'3"

Low level WC, pedestal wash basin and a panel bath with electric shower over.

Double glazed window to the side aspect, vinyl tiled flooring, radiator, extractor and light fitting.

Outside

To the front is a gravel driveway for offroad parking with a laid to lawn garden and a rain canopy. Gated access at the side of the property leads to the rear garden. The rear boasts an east facing garden with an extended patio area, laid lawn and garden shed included within the sale.

Fixtures and 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<sup>(1)</sup>

53.82 m<sup>2</sup>  
579.31 ft<sup>2</sup>

Reduced headroom  
1.01 m<sup>2</sup>  
10.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

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.