



**Boultham Park Road, Lincoln**

**Asking Price £200,000**

**MARTIN & CO**

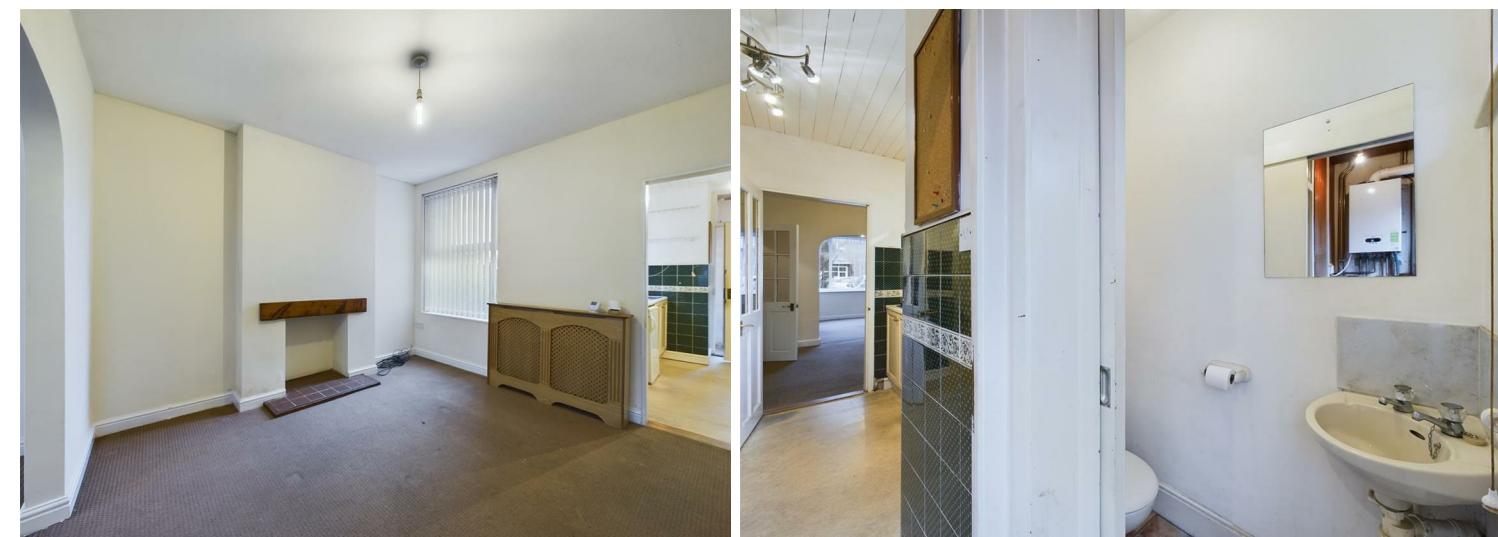


Boultham Park Road, Lincoln

House - Semi-Detached  
3 Bedrooms, 1 Bathroom

Asking Price £200,000

- Popular Residential Location
- Bay Fronted Home
- Two Reception Rooms
- West Facing Rear Garden
- Driveway Parking
- Sold with No Onward Chain
- Tenure - Freehold
- Council Tax Band - B / EPC Rating - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Three bedroom bay fronted semi-detached family home situated on the ever popular Boultham Park Road. Internally comprising of an entrance hall, living room, dining room, kitchen, WC, three bedrooms and a bathroom. Front and rear gardens, being sold with no onward chain.

Boultham Park Road gives easy access to schooling, local shops and amenities as well as access to into the city centre.

EPC Rating - E  
Council Tax Band - B  
Tenure - Freehold

#### Entrance Hall

Entering through a covered porch and partially glazed wood door onto parquet flooring with a radiator, pendant fitting and stairs rising to the first floor.

#### Living Room

13'4" x 11'11" (max measurements). PVC box bay window to the front aspect, carpet flooring, pendant fitting, radiator and a feature fireplace with hearth and surround.

#### Dining Room

12'1" x 11'5"  
PVC window to the rear, carpet flooring, pendant fitting and a radiator, chimney breast with inset oak mantle and tiled hearth.



**Kitchen**

11'5" x 9'4"

Base and eye level units with a laminated work surface, tiled splash backs and an inset stainless steel sink and drainer. Fitted electric oven, gas hob with extractor over, space for an under counter fridge and further space and plumbing for a dishwasher. PVC side window, vinyl flooring, light fitting and a radiator. Under stairs storage space with lighting housing the mains consumer unit and electric meter.

**Rear Hall**

PVC rear door and window to the garden, pendant fitting, laminate tile effect flooring, wall mounted Vokera combination boiler plus space and plumbing for a washing machine.

**Cloakroom**

4'10" x 2'9"

Low level WC, wall mounted wash basin, laminate tile effect flooring, PVC rear window, radiator and a pendant fitting.

**Stairs / Landing**

Carpet flooring, pendant fitting, access to the loft via a hatch and a shelved cupboard with a radiator.

**Bedroom**

9'6" x 7'11"

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

**Bathroom**

5'11" x 5'7" (max measurements).

Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. PVC side window, vinyl flooring, heated towel rail, light and extractor.

**Bedroom**

11'5" x 9'8"

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

**Bedroom**

15'4" x 11'4"

Two PVC windows to the front, carpet flooring, pendant fitting and a radiator.

**Outside**

The front offers a concrete driveway suitable for multiple vehicles to park off road, mature planted borders and gated access to the rear.

To the rear is a fully enclosed, West facing, low maintenance garden. Mostly gravelled with planted mature borders and raised beds, water supply and stepping stone pathways with decorative circular stonework.

**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<sup>(1)</sup>

86.44 m<sup>2</sup>

930.43 ft<sup>2</sup>

Balconies and terraces

0.72 m<sup>2</sup>

7.75 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

Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW

01522 503727 . lincoln@martinco.com

01522 503727  
<http://www.martinco.com>



**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.