



Grange Crescent, Lincoln

Asking Price £240,000

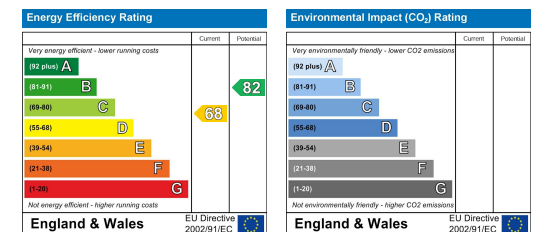

MARTIN&CO

Grange Crescent, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

Asking Price £240,000

- Well Established Location
- Bay Fronted Family Home
- Potential to Extend STPP
- South East Facing Rear Garden
- Driveway Parking
- Detached Garage
- Sold with No Onward Chain
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - D



Three bedroom semi-detached family home, occupying a generous plot within the mature residential location of Grange Crescent. Internally comprising of an entrance hall, living room, dining room, kitchen, three bedrooms, bathroom and separate WC. Externally the property offers driveway parking, detached garage and a South East facing rear garden. Property would benefit from modernisation and is sold with no onward chain.

North Hykeham offers easy access to local amenities to include shops and schooling of all ages, transport links with a regular bus route and being close to the A46 bypass and Hykeham train station.

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

Entrance Hall

Wooden partially glazed entrance door and side panel, carpet flooring, Honeywell thermostatic control, PVC side window, radiator and a pendant fitting. Stairs rising to the first floor.

Living Room

14'9" x 14'5" (max measurements). PVC bay window to the front, carpet flooring, radiator, light fitting and an electric feature fire with hearth and surround.



Dining Room

10'0" x 9'0"

Patio doors to the rear aspect, carpet flooring, radiator and a light fitting. Open plan archway to the living room.

Kitchen

11'2" x 9'1"

Base and eye level units with laminated work surfaces with tiled splash backs and inset stainless steel sink and drainer. Space for a freestanding electric cooker with a fitted extractor over, space for a fridge freezer plus further space and plumbing for a washing machine. Double glazed window to the rear, PVC side door, fluorescent light fitting and a built in cupboard with a side PVC window and housing the mains consumer unit and electric meter.

Stairs / Landing

PVC side windows, carpet flooring, pendant fitting, radiator and access to the loft.

Bathroom

6'5" x 5'5"

Pedestal wash basin with a P shaped bath with shower head and hose attachment. Carpet flooring, light fitting, double glazed rear window, radiator and a cupboard housing the Vaillant combination boiler.

Bedroom

10'5" x 10'2"

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

WC

5'5" x 2'6"

Low level WC, double glazed window to the rear, vinyl flooring and a light fitting.

Bedroom

14'1" x 9'10" (measured into the bay)

PVC bay fronted window, carpet flooring, pendant fitting and a radiator plus fitted mirrored wardrobes.

Bedroom

9'3" x 7'11"

PVC window to the rear aspect, pendant fitting, carpet flooring and a radiator. Storage cupboard fitted over the stair bulkhead.

Garage

21'2" x 8'5"

Sectional single garage with an up and over door to the front and personnel door to the side.

Outside

The front of the property offers a garden being mostly laid to lawn with mature planter borders and a block paved driveway for off road parking.

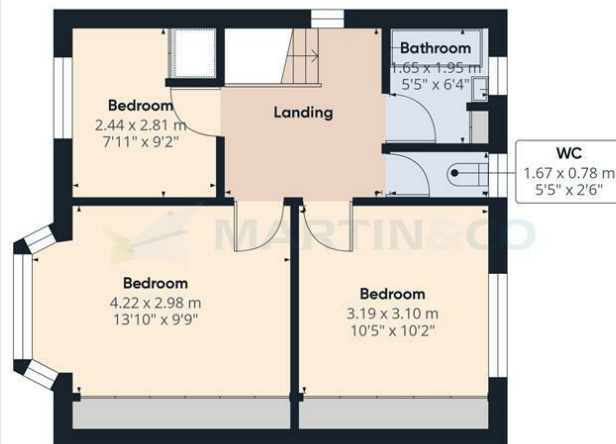
To the rear of the property is a South East facing garden being mainly laid to lawn with mature planted borders and a patio area. Outside water supply, gated access to the front and a shed is included within the sale.

Fixtures & Fittings.

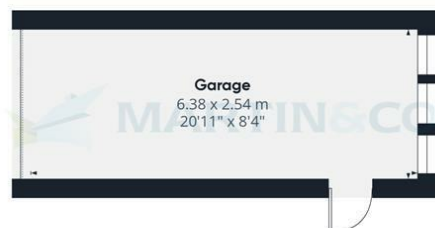
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these 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⁽¹⁾

103.63 m²

1115.47 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.

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.

