



Windermere Avenue, Lincoln

Asking Price £299,950


MARTIN&CO

Windermere Avenue, Lincoln

Bungalow - Detached
3 Bedrooms, 2 Bathrooms

Asking Price £299,950

- Recently Renovated Home
- Desirable Mature Residential Location
- Primary Bedroom with Ensuite
- Modern Kitchen and Shower Room
- Landscaped Rear Garden
- Driveway Parking with Garage
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - C



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | 70 |
| (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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Recently renovated three bedroom detached bungalow positioned on the much desirable Windermere Avenue in North Hykeham. Internally comprising of an entrance with utility style cupboard, lounge diner, kitchen, shower room and three bedrooms with an ensuite to the primary. Externally offering a garden to the front and rear landscaped garden, driveway parking for multiple vehicles and an attached garage. Viewings are highly recommended to fully appreciate this property.

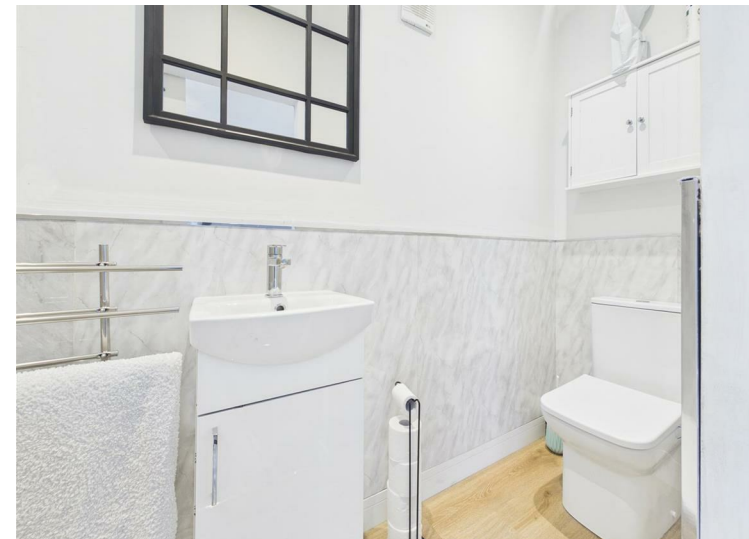
North Hykeham is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service

operates into Lincoln city centre with road and rail links also nearby.

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Entrance Hall

PVC front entrance door with side panel, further PVC side window, ceiling lighting, wood effect laminate flooring, radiator, access to the loft, wireless boiler control, cupboard housing the Ideal combination boiler. There is a utility style store cupboard (1.638 x 0.828) off the hallway which has a base level unit with laminate work surface, wood effect laminate flooring, PVC side window and a light fitting.



Lounge Diner

17'3" x 15'10" (max measurements).

PVC bow window to the front with sliding patio doors giving access to the garden, carpet flooring, wall lighting and a radiator.

Kitchen

11'5" x 8'10"

Base and eye level units with laminate work surfaces, tiled splash backs and an inset composite sink and drainer. Fitted oven, gas hob with extractor over plus an integrated fridge freezer with further space and plumbing for a washing machine. Wood effect laminate flooring, PVC rear window and door giving access to the garden, radiator and spot lit ceiling.

Bedroom

12'7" x 10'5"

PVC window to the front aspect, carpet flooring, ceiling lighting and a radiator.

Ensuite

10'4" x 2'10"

Low level WC, vanity wash basin and a shower cubicle (bifold door to be installed imminently) with mains thermostatic overhead rainfall shower and separate handheld body sprayer. Wood effect laminate flooring, spot lit ceiling and extractor.

Shower Room

9'10" x 5'0"

Low level WC, vanity wash basin and a walk in cubicle with mains thermostatic overhead rainfall shower and separate handheld body sprayer. Wood effect laminate flooring, PVC side window, heated towel rail, light and extractor.

Bedroom

10'6" x 8'11"

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

Bedroom

8'11" x 6'5"

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

Garage

16'0" x 8'7"

Electric up and over door to the front, PVC side window and a further PVC personnel door to the rear. Housing the mains consumer unit and electric meter, light and power.

Outside

To the front is a garden mostly laid to lawn with planted and gravelled borders, blocked paved driveway for multiple vehicles to park off road and gated access to the rear. The property is accessed via a covered open porch with lighting. The rear garden faces to the South, being fully enclosed and private, having been tastefully landscaped for low maintenance. Consisting of a laid lawn, planted and gravelled borders, multiple patio seating areas and a shed which is included within the sale. Further benefitting from a water supply, power supply and an electric awning over the seating area from the lounge diner.

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⁽¹⁾
89.2 m²
960 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.