



Snowdon Close, Lincoln

£215,000


MARTIN&CO

Snowdon Close, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£215,000

Date Available:
Deposit:
null

- Semi-Detached Home
- Well Presented Throughout
- Open Plan Lounge Diner
- Spacious Kitchen
- South Facing Rear Garden
- Integral Garage with Driveway Parking
- Popular Location
- No Onward Chain
- FREEHOLD - COUNCIL TAX BAND B
- EPC Rating - C

Three bedroom semi-detached home situated within the popular Brant Road area being close to local amenities and schooling. Comprising internally of a porch, open plan lounge and dining area, spacious kitchen, integral garage, three bedrooms and a family bathroom. Sold with no onward chain.



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Brant Road is situated close to local amenities to include shops, schooling, doctors surgery and transport links including a regular bus service.

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

PORCH
4'7" x 3'10"
PVC window to the front and a side entrance door, carpet flooring, radiator, light fitting and a storage cupboard.

LOUNGE
15'3" x 12'9"
Carpet flooring, PVC window to the front aspect, ceiling and wall lighting, radiator, Danfoss central heating controls, stairs rising to the first floor with storage below.

DINING AREA
12'8" x 8'2"
PVC patio doors to the rear aspect, radiator, carpet flooring and a pendant fitting.

KITCHEN
12'10" x 6'6"
Base and eye level units with roll edge worksurfaces, tiled splashbacks and an inset stainless steel sink and drainer. PVC window to the rear aspect, laminate floor tiles, light fitting and a storage cupboard.

KITCHEN
11'6" x 6'8"
Roll edge worksurface and tiled splashbacks. Space for a freestanding fridge freezer, freestanding electric cooker, space and plumbing for a washing machine. PVC door and window to the rear aspect, radiator, light fitting, laminate floor tiles and a wall mounted Ideal combination boiler.

STAIRS/LANDING
PVC window to the side aspect, carpet flooring, storage cupboard, loft hatch access and a pendant fitting.

BATHROOM
6'9" x 6'2"
Low level WC, vanity sink and a panel bath with mains fed shower over. Vinyl flooring, PVC window to the rear, heated towel rail, fully tiled walls, light and extractor.

BEDROOM
10'4" x 6'3"
PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

BEDROOM
13'4" x 8'9"
PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

BEDROOM
9'10" x 8'9"
PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting.

GARAGE
19'2" x 7'4"
Up and over door to the front aspect with a personnel door to the rear, light and power.

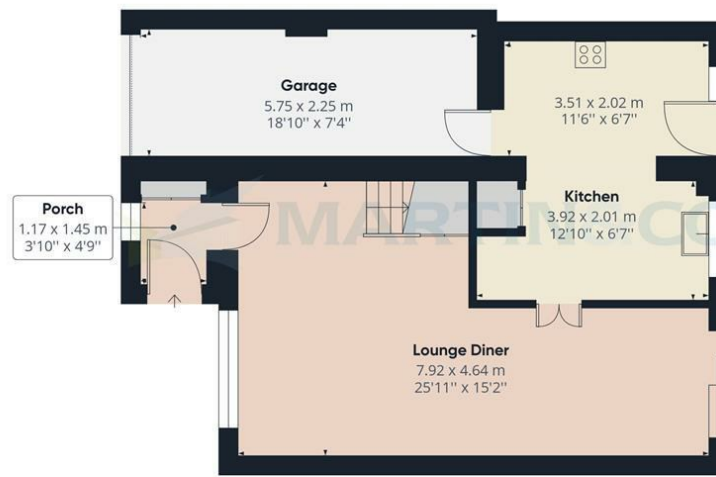


Energy Efficiency Rating

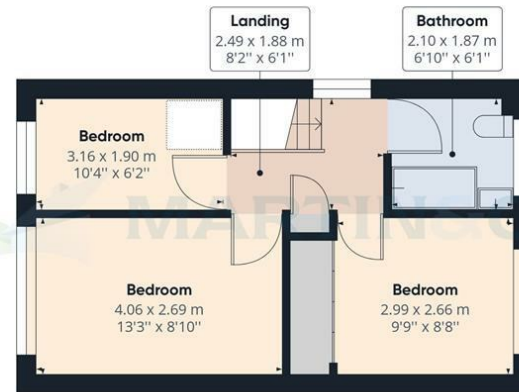
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
		73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



Floor 0



Floor 1

Approximate total area⁽¹⁾
94.08 m²
1012.70 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.

GIRAFFE 360

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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.