

**FOR SALE**



**Little Bargate Street, Lincoln**  
**Offers Over £150,000**

  
**MARTIN & CO**



## Little Bargate Street, Lincoln

3 Bedrooms, 1 Bathroom

Offers Over £150,000

- Three Bedroom Home
- Kitchen/Breakfast Room
- Family Bathroom
- Garden room and workshop
- Rear Garden with Decking area

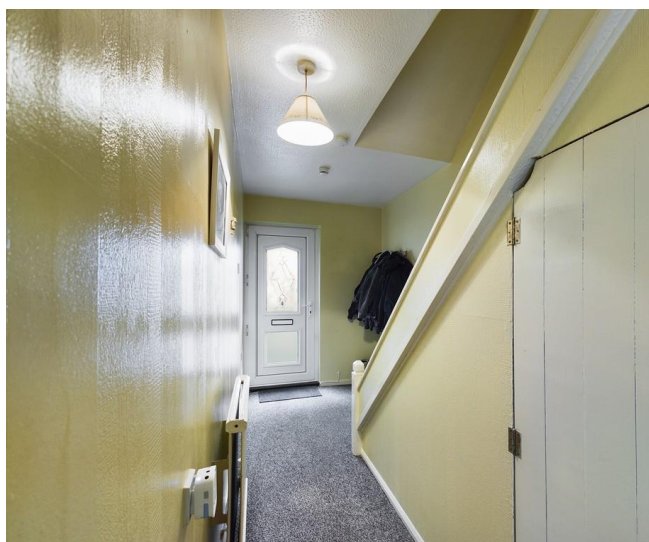
**DESCRIPTION** A spacious three bedroom mid terraced home, is an ideal first time buy or investment property. Internally comprising of an entrance porch, kitchen diner, living room, conservatory and workshop / study area to the ground floor; upstairs there are three bedrooms and a family bathroom. Perfectly situated close to Lincoln City centre and local amenities.

**PORCH** 7' 6" x 2' 10" (2.3m x 0.87m) PVC front door, with window surround and carpet flooring.

**ENTRANCE HALL** 16' 9" x 5' 9" (5.11m x 1.77m) PVC door with carpet flooring, radiator, a pendant fitting, and two storage cupboards under the stairs.

**KITCHEN/DINER** 16' 1" x 9' 5" (4.91m x 2.89m) Base and eye level units with a roll edge work surface, painted walls with tiled splash back to worktops, an inset stainless steel sink and drainer. Integrated fridge freezer with a freestanding gas cooker with extractor over, and a washing machine which are included within the sale. Two bar light fittings, a PVC window to the front aspect, and a radiator.

**LIVING ROOM** 15' 9" x 9' 9" (4.81m x 2.98m) PVC door and windows to conservatory with perfect fit venetian blinds, carpet flooring, a pendant light fitting, a radiator.



**CONSERVATORY 8' 11" x 6' 11" (2.73m x 2.11m)**  
PVC door to garden and window surround, tile flooring and a wall light fitting. Access to the workshop/study area, inclusive of electric and light.

**STAIRS/LANDING 11' 1" x 5' 11" (3.39m x 1.81m)**  
Carpet flooring, a pendant fitting, and two storage cupboards. One housing the Ideal combination boiler.

**BEDROOM 13' 3" x 9' 5" (4.06m x 2.88m)** PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

**BEDROOM 9' 4" x 6' 10" (2.85m x 2.09m)** PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

**BEDROOM 8' 9" x 5' 9" (2.67m x 1.77m)** PVC window to the front aspect, carpet flooring, pendant fitting, a radiator and a built in wardrobe cavity.

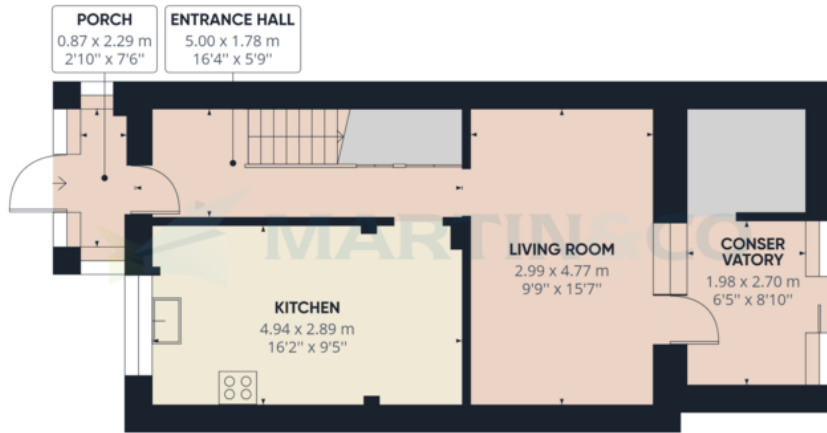
**BATHROOM 8' 9" x 5' 9" (2.67m x 1.77m)** Low level WC, pedestal wash basin and an electric shower over the bath. New vinyl flooring, painted walls with partial wall tiling, two PVC windows with roller blinds to the front aspect, light fitting, and a radiator.

**OUTSIDE SPACE** To the front is a concrete driveway suitable for off road parking for two vehicles, with lawn and shrub boarder. The rear boasts a fully enclosed, private and not overlooked garden being mainly laid to lawn with a decking area. Gated access to the rear and a shed that is included with the sale.

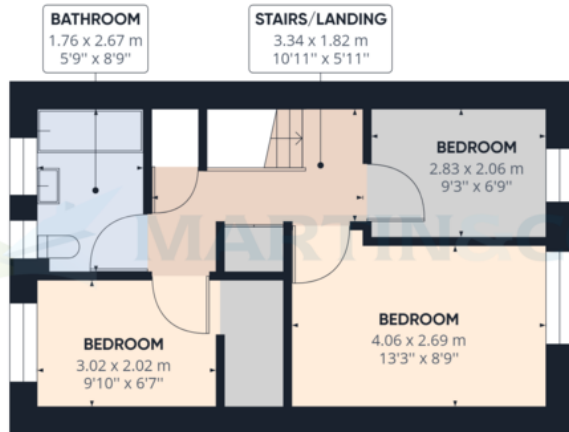
**FIXTURE & FITTINGS** Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements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



Floor 1

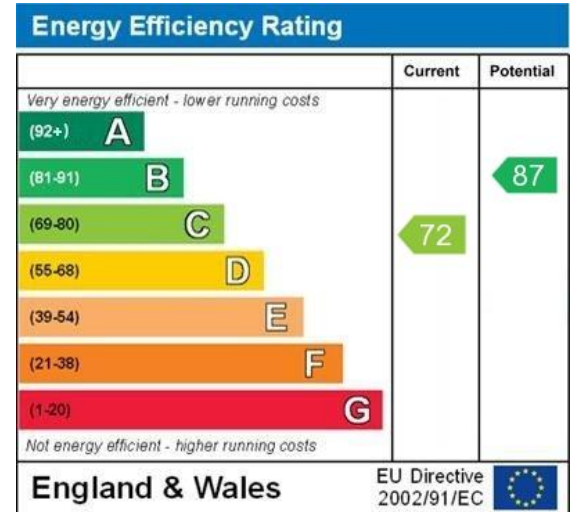


Approximate total area<sup>(1)</sup>  
84.77 m<sup>2</sup>  
912.49 ft<sup>2</sup>

(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.

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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.

