



Bure Close, Lincoln, LN6

£325,000


MARTIN&CO

Bure Close, Lincoln, LN6

House - Detached
3 Bedrooms, 3 Bathroom

£325,000

Date Available:
Deposit:
null

- Detached and Extended Home
- Spacious Plot
- Driveway Parking and Garage
- Modern and Well Presented
- Master with Four Piece Ensuite
- Landscaped Gardens
- Open Plan Living
- Must View Property!
- Tenure: Freehold
- Council Tax - D / EPC Rating - D

Extended and well presented three/four bedroom detached family home occupying a generous plot within a mature residential location to the South of Lincoln. Positioned within a cul-de-sac setting and only a stones throw from local amenities, this property is an absolute must view to be fully appreciated.



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Comprising internally of an entrance hall, bedroom/study, master bedroom with ensuite and walk in wardrobe, open plan kitchen / dining family room and a spacious lounge, two further bedrooms and a shower room. Externally offering a spacious frontage for driveway parking, single garage and a pleasantly landscaped rear garden.

Bure Close 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.

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

Entrance Hall
Composite entrance door and PVC window, laminate flooring, pendant fitting, radiator, Danfoss thermostatic control and stairs rising to the first floor.

Bedroom / Study
9'5" x 6'5"
PVC window to the front aspect, pendant fitting, carpet flooring and a radiator.

Master Bedroom
12'10" x 9'5"
PVC window to the rear aspect, pendant fitting, carpet flooring and a radiator. Walk in wardrobe offers a light fitting, radiator and shelving/hanging rails.

Ensuite
12'9" x 6'6"
Four piece ensuite bathroom comprising of a low level WC, vanity sink, double mains shower cubicle and a panel bath with shower head and hose attachment. Laminate flooring, PVC window to the front, vertical radiator, heated towel rail, light and extractor.

Dining / Family Room
18'4" x 9'11"
PVC bay window to the rear, carpet flooring, two pendant fittings, two vertical radiators and an electric wall mounted fire.

Kitchen
12'1" x 9'6"
Base and eye level units with work surfaces incorporating a breakfast bar, inset composite sink and drainer plus a tiled splashback. Fitted oven, induction hob with extractor over and an integrated dishwasher. Space for a fridge freezer plus further space and plumbing for a washing machine. Laminate flooring, composite side door and PVC window to the front, spot lit ceiling and cabinet lighting. Understairs pantry cupboard built in.

Lounge
15'3" x 14'1" (max measurements).
PVC window to the rear aspect and separate side patio doors, light fitting, carpet flooring, radiator and a separate vertical radiator.

Stairs / Landing
Carpet flooring, pendant fitting, loft hatch access and fitted sliding wardrobes.

Bedroom
16'1" x 6'4"
PVC window to the front aspect, pendant fitting, carpet flooring, radiator and fitted wardrobes.



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		
		77
	62	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) 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⁾
 128.94 m²
 1387.91 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.

GIRAFFE360

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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.