

FOR SALE



Larne Road, Lincoln
Guide Price £170,000


MARTIN & CO



Larne Road, Lincoln

3 Bedrooms, 1 Bathroom

Guide Price £170,000

- Three Bedroom Family Home
- Perfect FTB or Investment Purchase
- Three Good Sized Bedrooms
- Modern Kitchen/Diner
- Non-Overlooked Rear Garden

DESCRIPTION Three bedroom mid-terraced home situated on Larne Road within the ever popular Brant Road residential area. Comprising internally of an entrance hall, living room, kitchen diner, three bedrooms and a family bathroom. Front and rear gardens with a garage in a block and on road parking.

Larne Road just off Brant Road being ideally situated for local amenities to include shops, travel agents, doctors surgery, schooling and more.



ENTRANCE HALL 5' 9" x 4' 3" (1.77m x 1.31m) Pvc double glazed entrance door, laminate flooring, a light fitting, a cupboard housing electric meter, consumer unit to wall.

LIVING ROOM 16' 0" x 11' 1" (4.88m x 3.39m) Pvc double glazed window to the front, laminate flooring, a light fitting and a radiator.

KITCHEN/DINER 14' 2" x 9' 9" (4.32m x 2.98m) Pvc double glazed window to rear with pvc double glazed door accessing garden, laminate flooring, two light fittings, radiator and a storage cupboard. Base and eye units, stainless steel sink drainer, integrated electric oven grill and induction hob, space and

plumbing for a washing machine, dishwasher and a fridge freezer.

STAIRS/LANDING Carpet flooring with a light fitting, loft hatch access and a storage cupboard housing the Baxi combi-Boiler.

BEDROOM 12' 11" x 7' 1" (3.94m x 2.18m) Pvc double glazed window to front, carpet flooring, a light fitting, and a radiator.

BEDROOM 8' 3" x 6' 9" (2.54m x 2.06m) Pvc double glazed window to front, laminate flooring, a light fitting, and a radiator.

BEDROOM 12' 10" x 9' 3" (3.92m x 2.82m) Pvc double glazed window to front, carpet flooring, a light fitting, and a radiator.

BATHROOM 7' 5" x 4' 9" (2.28m x 1.47m) Pvc double glazed window to the rear, fully tiled flooring and walls, a low level WC, pedestal sink, a bath with mains fed

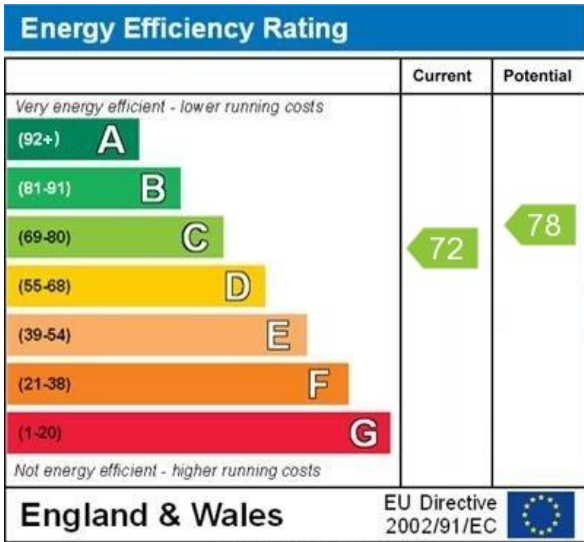
shower over, and a heated towel rail.

GARAGE In a block of garages to the rear of the property, with an up & over door.

OUTSIDE SPACE The Front of the property is mostly laid gravel with a paved path to the entrance. The rear west-facing garden is fully enclosed, mostly laid with lawn with a decking area. Benefiting from being non-over looked with gated access to the main road. Two sheds included in 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.





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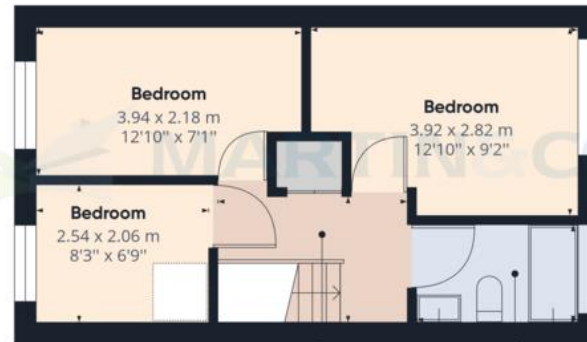


Hallway
1.77 x 1.31 m
5'9" x 4'3"

Floor 0

Approximate total area⁽¹⁾

65.20 m²
701.85 ft²



Bedroom
2.54 x 2.06 m
8'3" x 6'9"

Bedroom
3.94 x 2.18 m
12'10" x 7'1"

Bedroom
3.92 x 2.82 m
12'10" x 9'2"

Landing
2.69 x 1.87 m
8'9" x 6'1"

Bathroom
2.28 x 1.47 m
7'5" x 4'10"

Floor 1

(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.