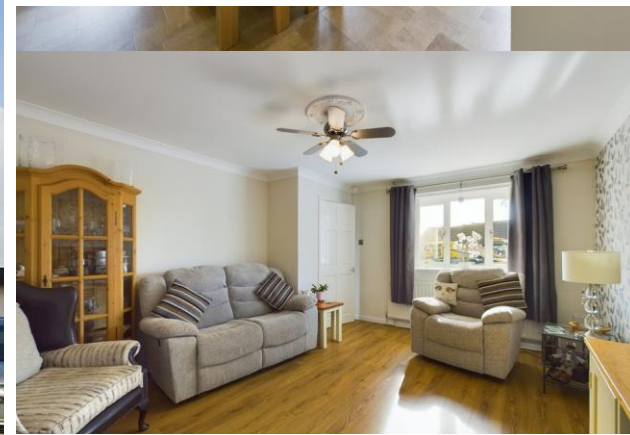


FOR SALE



Lydd Close, Lincoln
Asking Price Of £215,000


MARTIN&CO



Lydd Close, Lincoln

3 Bedrooms, 1 Bathroom

Asking Price Of £215,000

- Well Presented Home
- Semi-Detached
- Conservatory
- Driveway & Garage
- Open Plan Kitchen Diner

Three bedroom semi-detached home positioned within a cul-de-sac in the popular Doddington Park area. Comprising internally of an entrance, living room, kitchen diner and a conservatory, three bedrooms and a family bathroom. Driveway parking, front and rear gardens plus a single garage.

Doddington Park (LN6) is a popular location for nearby amenities to include shops, public houses, schooling and transport links in and out of the city.

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

ENTRANCE HALL PVC front door, carpet flooring, radiator, pendant fitting and alarm control panel. Stairs rising to the first floor.

LIVING ROOM 14' 6" x 12' 5" (4.432m x 3.794m) PVC box bay window to the front aspect, laminate flooring, radiator and a ceiling fan.



KITCHEN/DINER 15' 9" x 10' 1" (4.822m x 3.088m)
Base and eye level units with roll edge worksurfaces and complimentary upstands with an inset stainless steel sink and drainer. Fitted double oven, electric hob and extractor over plus an integrated slimline dishwasher. Vinyl flooring, radiator, PVC window to the rear and a PVC side door, two light fittings, alarm control panel, understairs cupboard, fuse box housed and the Ideal combination boiler.

CONSERVATORY 9' 3" x 8' 6" (2.835m x 2.612m)
PVC French doors to the garden, insulated roof, tiled flooring and a spot lit ceiling.

STAIRS/LANDING Carpet flooring, PVC window to the side aspect, pendant fitting, storage cupboard, loft hatch access with a pull down ladder, partial boarding and lighting.

BATHROOM 6' 0" x 5' 10" (1.840m x 1.795m) Low level WC, vanity sink and a panel bath with shower head and hose attachment. Vinyl flooring, PVC window to the rear, full wall tiling, heated towel rail, spot lit ceiling and extractor.

BEDROOM 9' 8" x 9' 5" (2.951m x 2.887m) PVC window to the rear aspect, carpet flooring, ceiling fan, radiator, alarm control panel and fitted wardrobes.

BEDROOM 13' 1" x 7' 5" (4.010m x 2.272m) PVC window to the front aspect, carpet flooring, radiator and a light fitting.

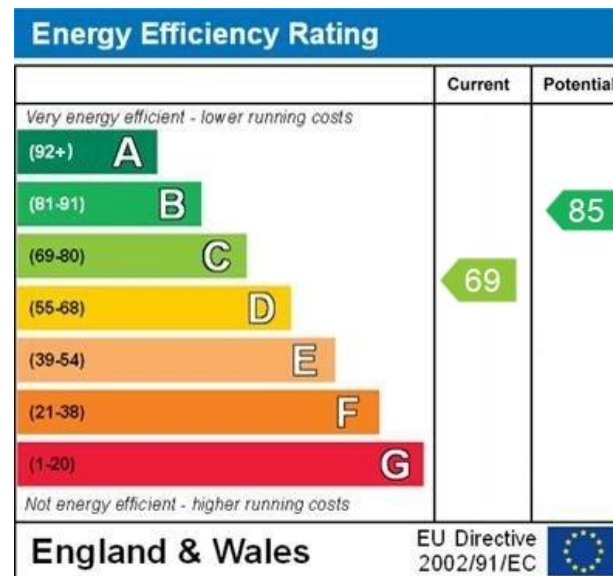
BEDROOM 10' 2" x 8' 0" (3.123m x 2.458m) PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.



OUTSIDE To the front is a shared driveway for off road parking, laid lawn and gravelled area, rain canopy and a light fitting. To the rear is an enclosed garden being mainly laid to lawn with planted borders, two patio areas, water supply, gated access to the front and a metal shed is included within the sale.

GARAGE 17' 11" x 9' 0" (5.480m x 2.758m) Up and over door to the front, separately fused for light and power, space and plumbing for a washing machine with further space for a tumble dryer.

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.



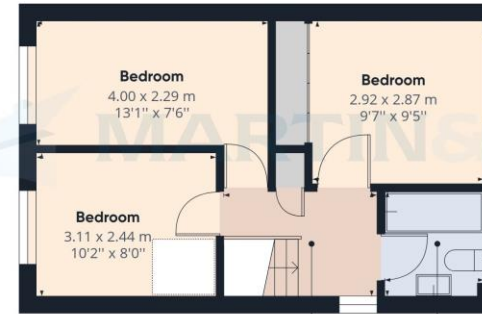
WWW.EPC4U.COM





Hallway
1.90 x 1.53 m
6'2" x 5'0"

Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
94.98 m²
1022.38 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

Martin & Co Lincoln

33 The Forum • North Hykeham • Lincoln • LN6 8HW
T: 01522 503727 • E: lincoln@martinco.com

01522 503727

<http://www.martinco.com>