



**Manor Leas Close, Lincoln**

**Asking Price £230,000**

  
**MARTIN & CO**

Manor Leas Close, Lincoln

Bungalow - Detached

3 Bedrooms, 1 Bathroom

Asking Price £230,000

- Detached bungalow in sought-after location
- No Onward Chain
- Three bedrooms
- Spacious lounge/diner
- Low-maintenance front & rear gardens
- EPC - TBC
- Council Tax Band - C
- Tenure - Freehold



### Detached 3-Bedroom Bungalow

Situated in a quiet residential cul-de-sac, this well-proportioned three-bedroom detached bungalow offers comfortable single-storey living, generous outdoor space, and excellent potential for buyers seeking a peaceful yet convenient location.

Located in the popular LN6 area, Manor Leas Close offers convenient access to local amenities, transport links, and nearby schools, making it ideal for a range of buyers including downsizers and families alike.

Porch  
4'1" x 2'11"

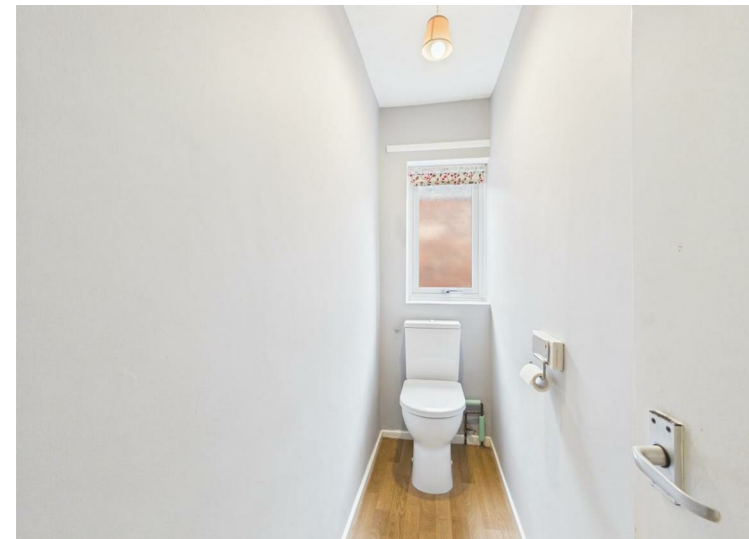
Entrance porch with laminate wood effect flooring, UPVC double glazed external door, and internal wooden door leading into the hallway.

Hallway  
16'0" x 5'7"

Central hallway with carpet flooring, electric storage heaters, and two pendant light fittings. Three useful storage cupboards (including housing for immersion tank and boiler). Loft access hatch.

Living Room/Diner  
10'8" x 18'5"

A bright and spacious reception room with carpet flooring, capped gas fire, and UPVC double glazed windows to the front and side. Dining area with pendant lighting and additional wall lights in the lounge. Curtains and blinds included in the sale.



**Kitchen**  
8'9" x 10'4"  
Fitted with a range of base and eye level units, vinyl flooring, and strip lighting. Features include a composite sink with drainer, pantry cupboard, and serving hatch to the dining area. UPVC double glazed window and rear door providing garden access. Appliances to be included: cooker, washing machine, and undercounter fridge.

**Bedroom**  
12'5" x 8'7"  
Double bedroom with carpet flooring, UPVC double glazed window to the rear, and pendant lighting. Curtains included.

**Bedroom**  
12'4" x 8'11"  
Double bedroom with carpet flooring, electric storage heater, UPVC double glazed window overlooking the rear garden, and pendant lighting. Curtains included.

**Bedroom**  
7'0" x 8'9"  
Single bedroom with carpet flooring, UPVC double glazed rear window, pendant lighting, and built in desk/vanity unit. Curtains included.

**Shower Room**  
8'1" x 5'4"  
Walk-in electric shower with fitted seat and handrail, pedestal sink, wood effect vinyl flooring, and UPVC double glazed privacy window.

**W/C**  
8'2" x 2'8"  
Fitted with wood effect vinyl flooring, low level w/c UPVC double glazed privacy window, and pendant lighting.

**Outside**  
**Rear Garden**  
A private, mature, and low-maintenance garden mainly


laid to lawn with patio areas and gravel borders ideal for relaxing or entertaining.


**Front Garden & Driveway**  
Gravelled front garden for ease of upkeep and a driveway providing offroad parking.

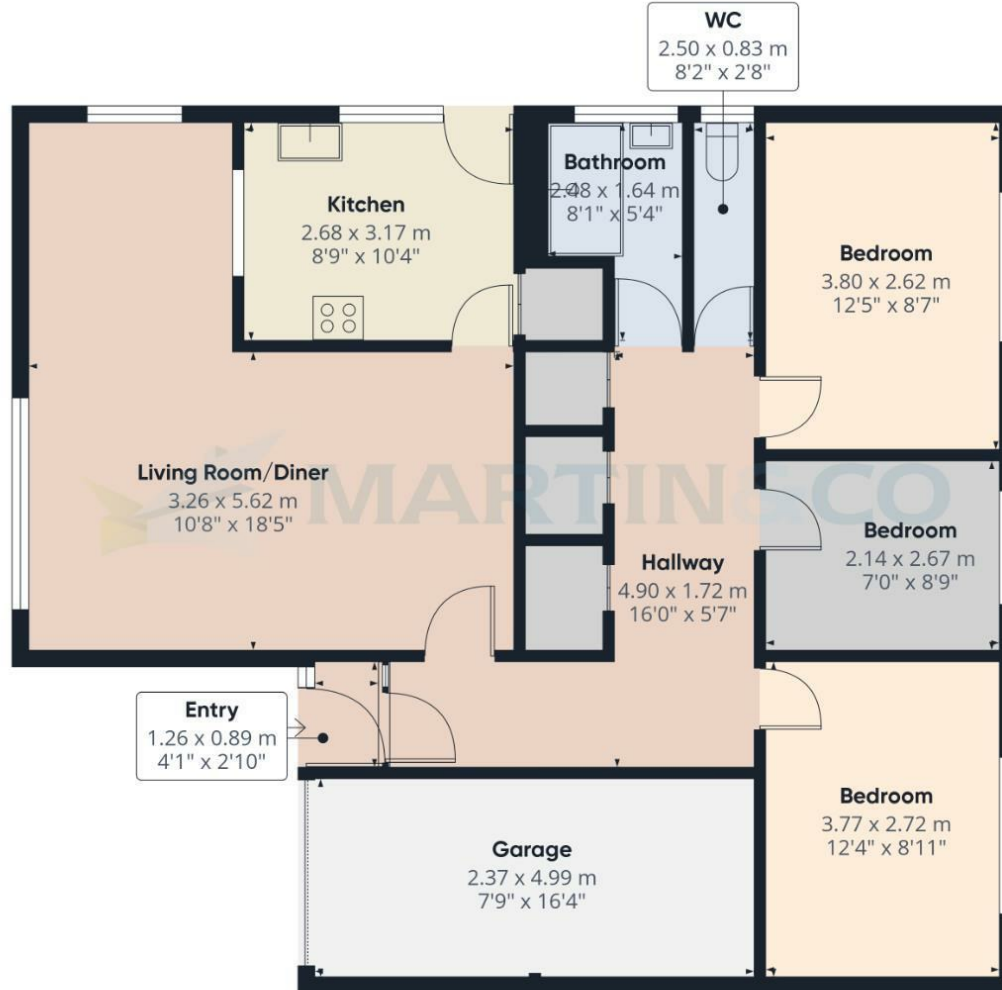
**Garage**  
7'9" x 16'4"  
Garage with up and over electric door, lighting, power sockets, and housing meters and consumer unit.

**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.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**Approximate total area<sup>(1)</sup>**  
93.9 m<sup>2</sup>  
1013 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Martin & Co Lincoln Lettings**  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**  
**<http://www.martinco.com>**

**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.