



Primrose Close, Lincoln

£300,000


MARTIN&CO

Primrose Close, Lincoln

House - Detached

4 Bedrooms, 4 Bathroom

£300,000

Date Available:

Deposit:
null

- Three Double Bedrooms & A Single Bedroom
- Master Bedroom With An Ensuite
- Modern Kitchen With Utility Room
- Modern Bathroom & WC
- Fully Enclosed South Facing Garden with Artificial Grass
- Part Triple Glazed Windows
- EPC = C // FREEHOLD
- Council Tax Band D

A perfect four bedroom detached family home situated within the ever popular Brant Road area. Internally comprising of an entrance hall, lounge, kitchen, dining room, utility & WC. To the first floor are four bedrooms, including a master with ensuite, and a family bathroom. Integral garage, driveway parking and attractive gardens.

Brant Road is situated close to local amenities to include shops, schooling, doctors surgery and transport links including a regular bus service.

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



Description
A perfect four bedroom detached family home situated within the ever popular Brant Road area. Internally comprising of an entrance hall, lounge, kitchen, dining room, utility & WC. To the first floor are four bedrooms, including a master with ensuite, and a family bathroom. Integral garage, driveway parking and attractive gardens.

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Tenure - Freehold

Entrance Hall
14'7" x 3'7"
Double glazed pvc entrance door with a floor length side window, tiled wood effect flooring, two light fitting, radiator and a storage cupboard under the stairs.

Wc
4'11" x 2'8"
Low level Wc, a slimline counter top sink, tiled wood effect flooring, tiled walls to wet areas, a light fitting, an extractor fan and a heated towel rail.

Kitchen
9'8" x 8'3"
Base and eye units with laminate work surfaces. A composite sink drainer, a four ring gas hob, electric oven with extractor over, and in integrated dishwasher. Space for a fridge freezer or alternative appliance. PVC triple glazed window to the front aspect, tiled flooring, a spot lit ceiling and a radiator.

Utility Room
5'9" x 4'8"
Base and eye units with laminate work surfaces, space and plumbing for a washing machine, Ideal combination boiler housed in cupboard, and consumer unit to wall. PVC double glazed side door, tiled flooring and a spot lit ceiling.

Living Room
14'11" x 10'10"
Two pvc triple glazed windows to the rear aspect, carpet flooring, two light fittings and a radiator.

Dining Room
9'5" x 8'3"
Pvc double glazed French doors to the rear, tiled wood effect flooring, a light fitting and a radiator.

Stairs / Landing
Carpet flooring, a light fitting, fire alarm, loft access and a storage cupboard.

Master Bedroom
13'1" x 11'8"
Pvc triple glazed window to the front aspect, carpet flooring, a light fitting and a radiator

Ensuite
6'0" x 4'5"
A Low level wc, pedestal sink, walk in shower cubicle with electric shower, a heated towel rail and an extractor. Pvc double glazed window to the front aspect, tiled wood effect flooring, and a light fitting.

Bedroom
10'7" x 8'3"
Pvc double glazed window to the rear aspect, carpet flooring, a light fitting, radiator, and a built in storage cupboard.



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		
England & Wales	EU Directive 2002/91/EC	82

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



Floor 0



Floor 1

Approximate total area¹⁾

101.22 m²

1089.48 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.

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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.