



Shearwater Road, Lincoln

£240,000


MARTIN&CO

Shearwater Road, Lincoln

Bungalow - Detached
3 Bedrooms, 3 Bathroom

£240,000

Date Available:
Deposit:
null

- 3 Bedroom Detached Bungalow
- Garage
- Driveway
- Conservatory
- Enclosed Rear Garden
- Tenure: Freehold
- Council Tax - C
- EPC Rating - D

Three bedroom detached bungalow nestled within the highly regarded Shearwater Road being only a short distance from the idyllic Hartsholme country park. This property is being sold with no onward chain. Viewings by appointment only.



Three bedroom detached bungalow nestled within the highly regarded Shearwater Road being only a short distance from the idyllic Hartsholme country park. This property is being sold with no onward chain. The property can be purchased as seen to include all the contents and furniture. Viewings by appointment only.

Shearwater Road is a highly desirable location being situated next to the scenic Hartsholme Country Park which is popular amongst families and dog walkers all year round. Close to local amenities including shops and schooling plus transport links in and out of Lincoln City.

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

Hallway
PVC entrance door and side panels, carpet flooring, radiator, two light fittings, loft hatch access and Honeywell thermostatic control.

Lounge
17'5" x 12'9" (max measurements).
PVC bay fronted window, carpet flooring, radiator, electric feature fire with hearth and surround, ceiling and wall lighting.

Dining Room
8'10" x 7'9"
PVC window to the front, carpet flooring, radiator and light fitting.

Kitchen
11'2" x 8'11"
Base and eye level units, roll edge worksurfaces, tiled splash backs and an inset composite sink and drainer. Fitted oven with electric hob and extractor over, integrated fridge freezer and a Zanussi washing machine. Tiled flooring, light fitting, PVC side window and door, mains consumer unit. Storage cupboard housing the Ideal combination boiler and lighting.

Bedroom
9'7" x 7'5"
PVC side window, carpet flooring, radiator and pendant fitting.

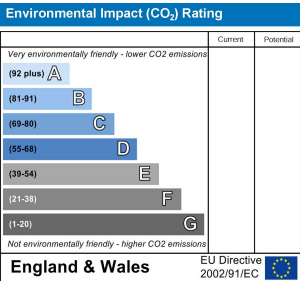
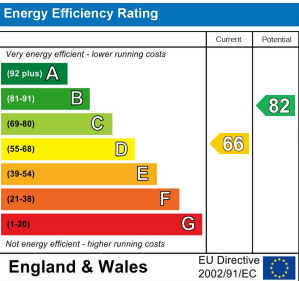
Bathroom
7'1" x 5'5"
Four piece suite comprising of a low level WC, pedestal wash basin, panel bath and cubicle with electric power shower. Tiled flooring, PVC side window, light fitting and a radiator.

Bedroom
10'7" x 9'0"
PVC window to the rear aspect, carpet flooring, radiator and pendant fitting. Fitted bedroom furniture.

Bedroom
11'0" x 9'11"
PVC window to the rear aspect, carpet flooring, radiator and pendant fitting. Fitted bedroom furniture.

Lean To
8'7" x 7'9"
Double glazed with tiled flooring and access to the garden.

Garage
16'1" x 11'6"
Up and over door to the front, window and personnel door to the rear, light and power.





Approximate total area⁽¹⁾
100.05 m²
1076.88 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.