



**St. Peters Avenue, Lincoln**

**£175,000**

  
**MARTIN & CO**



St. Peters Avenue, Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£175,000

Date Available:  
Deposit:  
null

- Semi-Detached Home
- Large Rear Garden
- New uPVC Windows & Doors in 2024
- Driveway Parking
- No Onward Chain
- Council Tax Band - A
- EPC Rating - D
- Tenure - Freehold

Three bedroom semi-detached home situated to the south of Lincoln within the Boutham Park area. Comprising of an entrance hall, living room, kitchen, three bedrooms and a family bathroom. Externally offering driveway parking and large rear garden. Benefitting from new uPVC windows, fascia's, guttering and doors in 2024. No Onward Chain.





Three bedroom semi-detached home situated to the south of Lincoln within the Boultham Park area. Comprising of an entrance hall, living room, kitchen, three bedrooms and a family bathroom. Externally offering driveway parking and large rear garden. Benefitting from new uPVC windows, fascia's, guttering and doors in 2024. No Onward Chain.

St Peters Avenue is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

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

Entrance Hall  
Composite front door, tiled flooring, pendant fitting, radiator and electrical consumer unit. Stairs rising to the first floor with a storage cupboard below housing PVC side window, light fitting and carpet. Composite rear door leading to the garden.

Kitchen  
11'5" x 9'7"  
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted Bosch oven with gas hob and extractor over, space and plumbing for a washing machine and separate dryer. Breakfast bar with laminated work surfaces and space for under counter fridge and freezer. uPVC front window, tiled flooring and light fitting.

Living Room  
13'5" x 11'2"  
uPVC rear window, carpet flooring, ceiling and wall light fittings, radiator and electric fire with surround. There is a gas connection present, but has been capped off.

Bathroom  
5'5" x 7'3"  
Low level WC, pedestal wash basin and a panel bath, carpet flooring, radiator, light fitting and uPVC rear privacy window.

Stairs/Landing  
Carpet flooring, pendant light fitting, loft access and uPVC side window.

Bedroom  
14'1" x 9'7"  
uPVC front window, radiator, carpet flooring, pendant fitting, storage cupboard housing the Ariston combination boiler.

Bedroom  
9'2" x 11'1"  
uPVC rear facing window, carpet flooring, pendant fitting and a radiator.

Bedroom  
8'0" x 8'2"  
uPVC rear window, carpet flooring, pendant fitting and radiator.

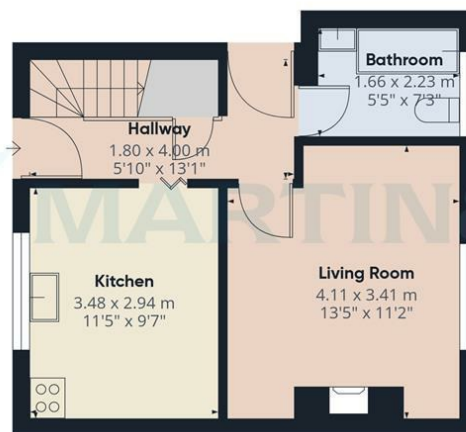
Outside Space  
The front offers a low maintenance garden with a gravel driveway for off road parking. To the rear is an enclosed garden mainly laid to lawn with fencing to borders including planting and shrubs, concrete path, three metal sheds and plastic storage shed included. Further benefitting from electric and water supply with gated access to the side.

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.

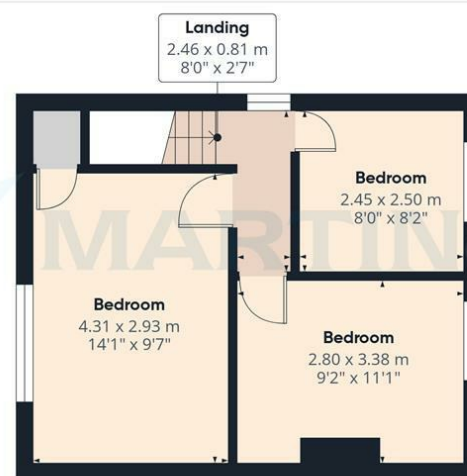
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU 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		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

65.9 m<sup>2</sup>

711 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

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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.