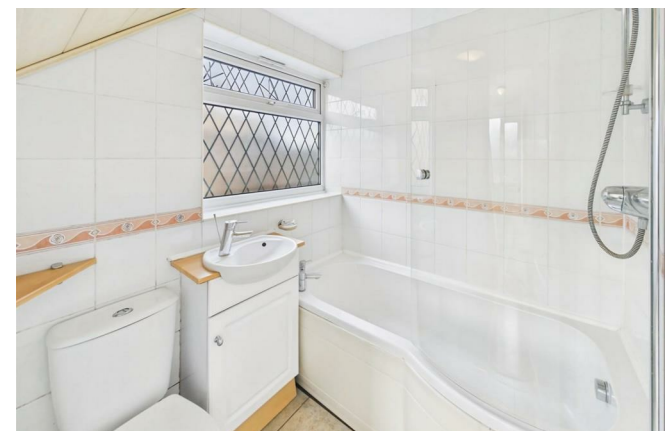




Calder Road, Lincoln

£1,100 Per Month


MARTIN&CO

Calder Road, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

£1,100 Per Month

- Available Now in time for Christmas
- Three Bedroom Semi-Detached House
- Local Amenities and Schools Nearby
- Well Presented Throughout
- Garage and Driveway
- Holding Deposit - £253.00
- Council Tax Band - B
- EPC - C



Description
Situating in a popular residential location within Lincoln, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal for a professional couple, small or growing family.

The property is entered via a welcoming entrance hall which provides access to the principal ground floor accommodation. The generous lounge/diner offers an excellent living and entertaining space, with ample room for both seating and dining furniture. The fitted kitchen is positioned to the rear and provides a range of storage units and work surfaces And a modern three-piece family bathroom comprising a bath with shower over, wash hand basin and WC

To the first floor, the property boasts two well-proportioned double bedrooms, a further single bedroom ideal for a child's room, home office or nursery. Externally, the property benefits from a private enclosed rear garden, providing an excellent space for outdoor relaxation and family enjoyment. A garage offers additional

storage or secure vehicle parking, complemented by further off-road parking.

Located on Calder Road in Lincoln, the property enjoys convenient access to local amenities, schools, shops, transport links and Lincoln city centre.

Council Tax Band - B
Holding Deposit - £253.00
EPC - C

Entrance Hall
8'3" x 5'7"
Wooden flooring with plumbing for a washing machine leading to the downstairs bathroom.

Lounge/ Diner
22'1" x 10'0"
Wooden flooring with feature fire place, wall lights and radiator.



Kitchen
 6'9" x 8'7"
 Tiled flooring with gas hob, electric oven, extractor fan, sink and space for under counter fridge and freezer.

Bedroom 1
 10'9" x 12'10"
 Carpet flooring with curtains, radiator and en-suite with toilet and sink.

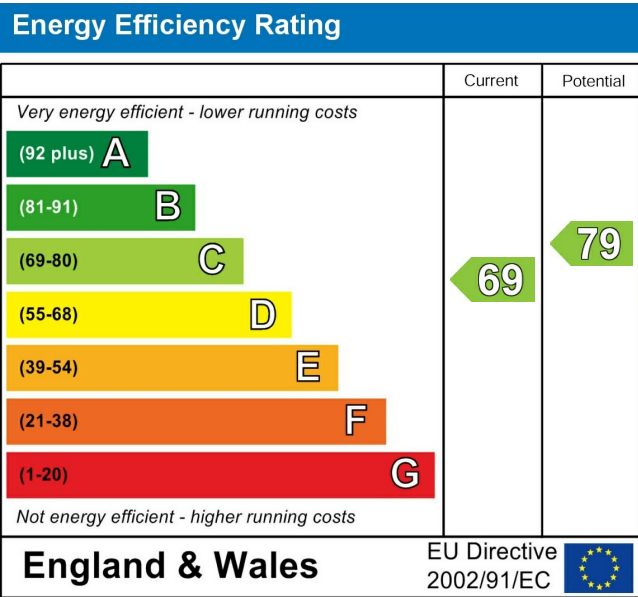
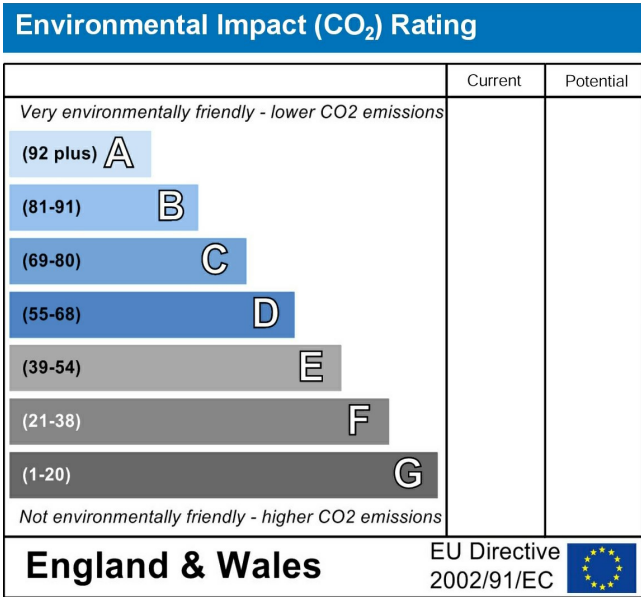
Bedroom 2
 10'6" x 7'10"
 Carpet flooring, radiator, curtains and a storage cupboard/wardrobe.

Bathroom
 5'11" x 5'5"
 Tiled flooring, bath with shower, sink with cupboard, wall mounted radiator and toilet.

Bedroom 3
 7'3" x 7'10"
 Carpet flooring, curtains and radiator.

Garden
 Private garden with grass area, driveway with garage and patio area.

Fixture & 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.





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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.