



Thirsk Drive, Lincoln

£280,000


MARTIN&CO

Thirsk Drive, Lincoln

House - Detached
3 Bedrooms, 3 Bathroom

£280,000

Date Available:
Deposit:
null

- Detached Family Home
- Open Plan Living
- Modern Fitted Kitchen
- Single Garage
- Driveway Parking
- South West Facing Rear Garden
- Popular Location
- No Onward Chain
- Tenure: Freehold
- EPC Rating - D / Council Tax - C

Three bedroom detached family home occupying a generous plot within this established residential location to the South of Lincoln City. Comprising internally of an entrance hall, open plan lounge diner, modern fitted kitchen and sunroom, three bedrooms and a shower room. Sold with no onward chain.



Three bedroom detached family home occupying a generous plot within this established residential location to the South of Lincoln City. Comprising internally of an entrance hall, open plan lounge diner, modern fitted kitchen and sunroom, three bedrooms and a shower room. Externally offering a landscaped garden with driveway parking, single garage and a spacious South West facing rear garden. Sold with no onward chain.

Thirsk Drive 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.

Entrance Hall
PVC entrance door and side panels, PVC window to the side aspect, laminate flooring, pendant, radiator, Ideal heating controls and an understairs cupboard housing the electric meter and mains consumer unit.

Lounge
15'3" x 14'5" (max measurements).
PVC bay window to the front aspect, laminate flooring, radiator, ceiling and wall lighting and an electric feature fire with hearth and surround.

Dining Room
10'0" x 9'1"
Patio doors to the rear aspect, laminate flooring, light fitting and a radiator.

Sunroom
9'3" x 8'7"
Part brick, part wooden double glazed construction with tiled flooring, radiator, ceiling fan and wall lighting. Doors leading out to the garden.

Kitchen
11'0" x 9'0"
Base and eye level units with roll edge worksurfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven, induction hob and extractor over, space and plumbing for a washing machine with further space for an American sized fridge freezer. Tiled flooring, PVC window to the rear and side door, spot lit ceiling and a radiator.

Stairs / Landing
Carpet flooring, PVC window to the side aspect, pendant fitting and loft hatch access.

Shower Room
9'3" x 5'5"
Low level WC, pedestal wash basin and an electric power shower cubicle. PVC window to the rear aspect, tiled flooring, radiator, heated towel rail, spot lit ceiling and extractor. Airing cupboard housing the Ideal combination boiler.

Bedroom
12'2" x 10'4"
PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting.

Bedroom
14'3" x 10'2" (max measurements).
PVC bay fronted window, pendant fitting, carpet flooring, radiator and fitted wardrobes.

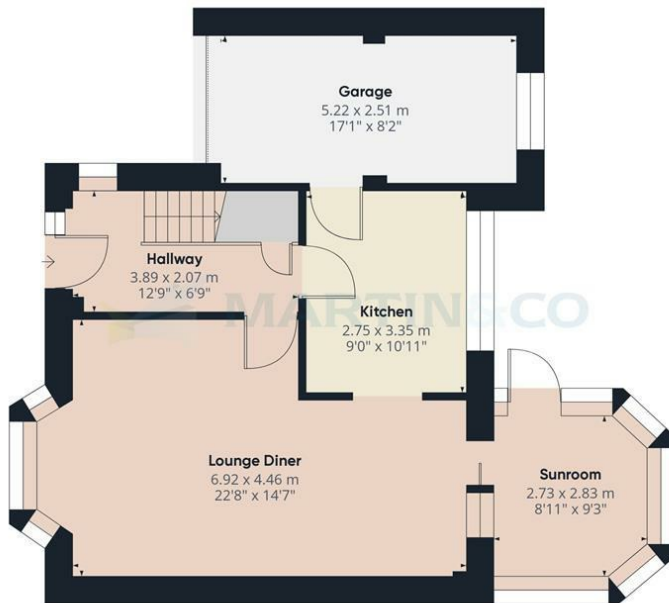
Bedroom
9'3" x 7'11" (max measurements).
PVC window to the front aspect, carpet flooring, radiator, pendant fitting and a fitted wardrobe.

Outside
To the front is a block paved driveway suitable for off road parking, gravelled area, light fitting and a rain canopy. The rear boasts a South West facing garden being mainly laid to lawn with planted borders and a patio area. Gated covered passage from the front, power, lighting and water supply plus a shed which is included within the sale.

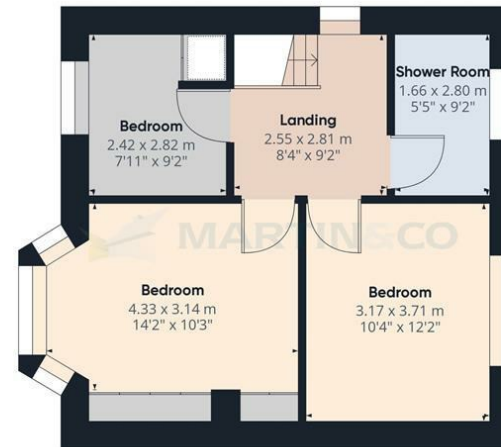
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 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 area⁽¹⁾

112.71 m²
1213.22 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.