



Mildenhall Drive, Lincoln

£150,000


MARTIN & CO

Mildenhall Drive, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£150,000

Date Available:
Deposit:
null

- Ideal Starter Home or Investment Opportunity
- Pleasant Front Outlook
- Gated Driveway Parking
- Front and Rear Gardens
- Downstairs Cloakroom
- Spacious Lounge Diner
- No Onward Chain
- EPC Rating - D / Council Tax Band - A / Freehold

Three bedroom semi-detached family home located within the popular residential area of Birchwood in Lincoln. Comprising of an entrance hall with cloakroom, kitchen, lounge diner, three bedrooms and a shower room. Property would benefit from modernisation and is sold with no onward chain.



Three bedroom semi-detached family home located within the popular residential area of Birchwood in Lincoln. Property would benefit from modernisation and is sold with no onward chain. Comprising internally of an entrance hall with cloakroom, kitchen and spacious lounge diner, three bedrooms and a shower room. Front and rear gardens plus gated driveway parking to the rear.

Birchwood is a popular location for nearby amenities to include shops, public houses, schooling and transport links in and out of the city.

Entrance Hall
 Double glazed front door and side window, carpet flooring, radiator, pendant fitting, storage cupboard housing the mains consumer unit and stairs rising to the first floor.

Cloakroom
 5'10" x 3'1"
 Low level WC, wall mounted sink, double glazed front window, carpet flooring and a light fitting.

Kitchen
 11'9" x 8'5"
 Base and eye level units with roll edge worksurfaces, tiled splash backs and an inset composite sink and drainer. Cannon gas cooker, Essentials fridge freezer and an Indesit washing machine is included within the sale. Vinyl flooring, LED lighting strip and a wall mounted Ikon gas boiler.

Lounge Diner
 18'9" x 13'3"
 Double glazed window and sliding patio doors to the rear, carpet flooring, two radiators and two pendant fittings.

Stairs / Landing
 Carpet flooring, pendant fitting, loft hatch access and an airing cupboard housing the hot water cylinder.

Bedroom
 8'11" x 8'0"
 Double glazed window to the front aspect, carpet flooring, pendant fitting, radiator and built in wardrobes.

Shower Room
 10'5" x 5'10" (max measurements)
 Fully tiled room with a low level WC, pedestal wash basin and an electric fed shower cubicle. Double glazed window to the front aspect and a heated towel rail.

Bedroom
 13'7" x 9'10"
 Double glazed window to the rear aspect, carpet flooring, pendant fitting, radiator and built in wardrobes.

Bedroom
 10'5" x 8'9"
 Double glazed window to the rear aspect, carpet flooring, pendant fitting and a radiator.

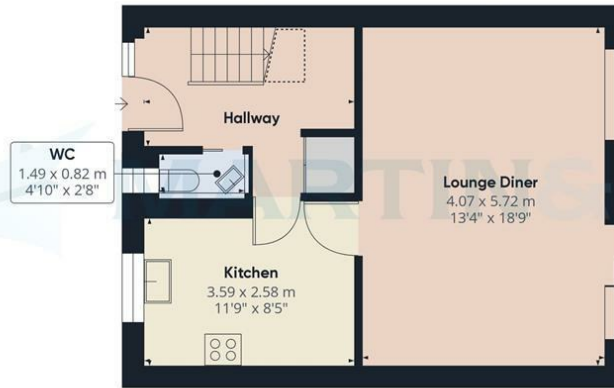
Outside
 To the front is a fenced garden with laid gravel and mature planted borders plus a rain canopy over the entrance door. To the rear an enclosed garden with double gated access to the concrete driveway. Gravelled areas with mature planted borders, extensive patio area and a brick shed.

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) 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		
		85
		55
England & Wales	EU Directive 2002/91/EC	

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 area⁰⁰

84.84 m²
913.24 ft²

Reduced headroom

1.47 m²
15.87 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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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.