



Carrington Drive, Lincoln

£180,000


MARTIN & CO

Carrington Drive, Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£180,000

Date Available:

Deposit:
null

- Semi-Detached Home
- Ideal FTB or Investment Opportunity
- Driveway Parking and Single Garage
- Modern Fitted Kitchen and Bathroom
- Spacious Lounge Diner with Wood Burning Stove
- Well Presented Property
- Tenure: Freehold
- Council Tax Band - A / EPC Rating - D

Two bedroom semi-detached house within the popular Hartsholme residential area making for an ideal first time purchase or investment opportunity. Comprising of a spacious lounge diner, modern fitted kitchen, two bedrooms, bathroom and separate WC. Enclosed garden, driveway parking and single garage.



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Carrington Drive is situated near to local amenities including schooling of all ages and shops. There is a regular bus service and access to the A46 relief road.

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

Entrance Hall
PVC entrance door, laminate flooring, radiator, light fitting and stairs rising to the first floor.

Lounge Diner
20'5" x 12'11" (max measurements).
PVC windows to the front and rear aspects, carpet flooring, wood burning stove, vertical radiator, two light fittings and feature downlights.

Kitchen
12'1" x 8'3" (max measurements).
Base and eye level units with solid oak worksurfaces, matching upstand and a stainless steel sink with drainer grooves. Fitted oven, gas hob with extractor over, integrated fridge freezer and dishwasher. Vinyl flooring, spot lit ceiling, PVC window and door to the rear aspect.

Stairs / Landing
PVC window to the side and front aspects, storage cupboard housing the fuse box, light fitting, access to the loft and a further large storage cupboard housing the Ideal combination boiler.

Bedroom
12'11" x 10'0"
PVC window to the front, carpet flooring, radiator, pendant fitting and an open storage cupboard.

Bedroom
12'11" x 10'1"
PVC window to the rear, carpet flooring, radiator and a light fitting.

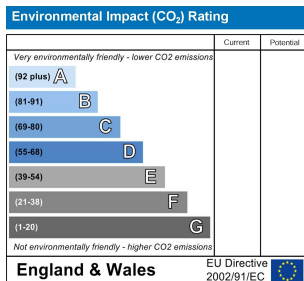
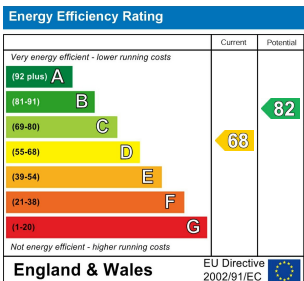
Bathroom
7'5" x 5'7"
Pedestal wash basin, P shaped bath with a luxury rainfall showerhead and handheld shower head sprayer. Laminate tile effect flooring, PVC window to the rear, heated towel rail, spot lit ceiling and extractor.

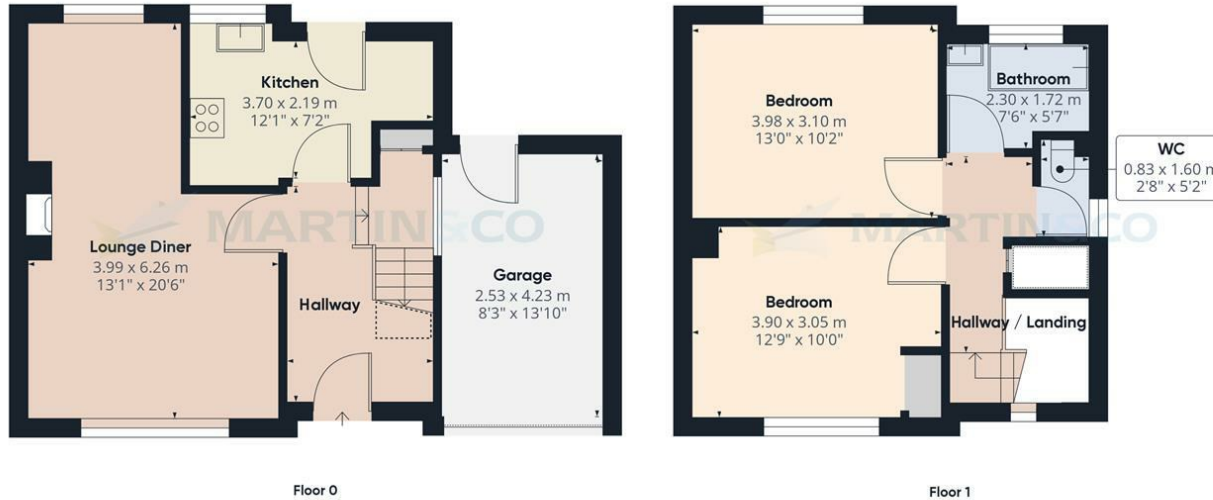
WC
5'1" x 2'8"
Low level WC, laminate tile effect flooring, light fitting and a PVC side window.

Garage
13'7" x 8'1"
Up and over door to the front aspect, composite personnel door to the rear, separately fused for light and power.

Outside
To the front is a gravelled and concrete driveway suitable for three vehicles to park off road, hedged perimeter with bark chipping filled sleeper beds. To the rear is an enclosed garden with laid lawn, concrete patio area and gravelled planting bed. Water and power supply, garden shed, lighting and gate access to behind the garage where there is a log store. Two brick built sheds, one housing power and plumbing for both a washing machine and separate tumble dryer.

Fixtures and Fittings.





Approximate total area⁽¹⁾

80.68 m²
868.38 ft²

Reduced headroom

2.95 m²
31.77 ft²

(1) 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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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.