



Western Crescent, Lincoln

Asking Price £225,000

MARTIN&CO

Western Crescent, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

Asking Price £225,000

- Traditional Bay Fronted Home
- Generous Plot
- Good Sized Conservatory
- Kitchen Diner
- Popular Location
- Potential to Extend (STPP)
- Tenure - Freehold
- Council Tax Band - B / EPC Rating - D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-101) A			(82-91) A		
(81-91) B			(69-81) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Traditional bay fronted three bedroom semi-detached home within the popular Boultham Park area. Comprising internally of a living room, kitchen diner, 15' conservatory, three bedrooms and a bathroom. Occupying a generous plot giving the potential to extend and further develop the property (STPP).

Western Crescent is just off Boultham Park Road, offering a wealth of amenities to include schooling, shops, doctors surgery and parks. Public transport links run in and out of the historic Cathedral city of Lincoln.

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

Entrance Hall
PVC front door, wood effect laminate flooring, pendant fitting, radiator, Worcester thermostat control and stairs rising to the first floor.

Living Room
14'0" x 12'6"
PVC bay window to the front, wood effect laminate flooring, pendant fitting wall mounted electric feature fire and a radiator.

Kitchen Diner
14'5" x 10'6"
Base and eye level units with laminated work surfaces, tiled splash backs and an inset composite



sink and drainer. Fitted double oven, electric hob with extractor over, space and plumbing for a washing machine and dishwasher, further space for a tumble dryer and an American style fridge freezer. PVC side window with French doors leading to the conservatory, light fittings, radiator and tiled flooring. The mains consumer unit and electric meter is housed within a base unit.

Conservatory 15'3" x 9'6"

Part brick, part PVC construction with French doors leading out to the rear garden, wood effect laminate flooring, wall lighting and an electric panel heater.

Stairs / Landing

Carpet flooring, PVC side window, pendant fitting and access to the loft.

Bathroom 7'3" x 5'7"

Low level WC, pedestal wash basin and a panel bath with mains thermostatic shower over. Fully tiled room with a PVC window to the rear, heated towel rail, housed Worcester combination boiler, spot lit ceiling with extractor.

Bedroom 10'7" x 9'9"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bedroom 11'1" x 9'4"

PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

Bedroom 7'11" x 6'1"

PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

Outside

To the front is a small garden with laid lawn and planted borders. Pathway leads to the gate giving access to the rear. The front offers the potential to add off road parking (STPP).

The rear boasts a generous garden being mostly laid to lawn with spacious patio areas and rear gated access to the catchwater drain behind.

Garage 15'8" x 7'10"

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.

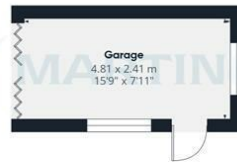
Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

88.3 m²
950 ft²

(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.

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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.