



Broughton Gardens, Lincoln

Offers Over £200,000

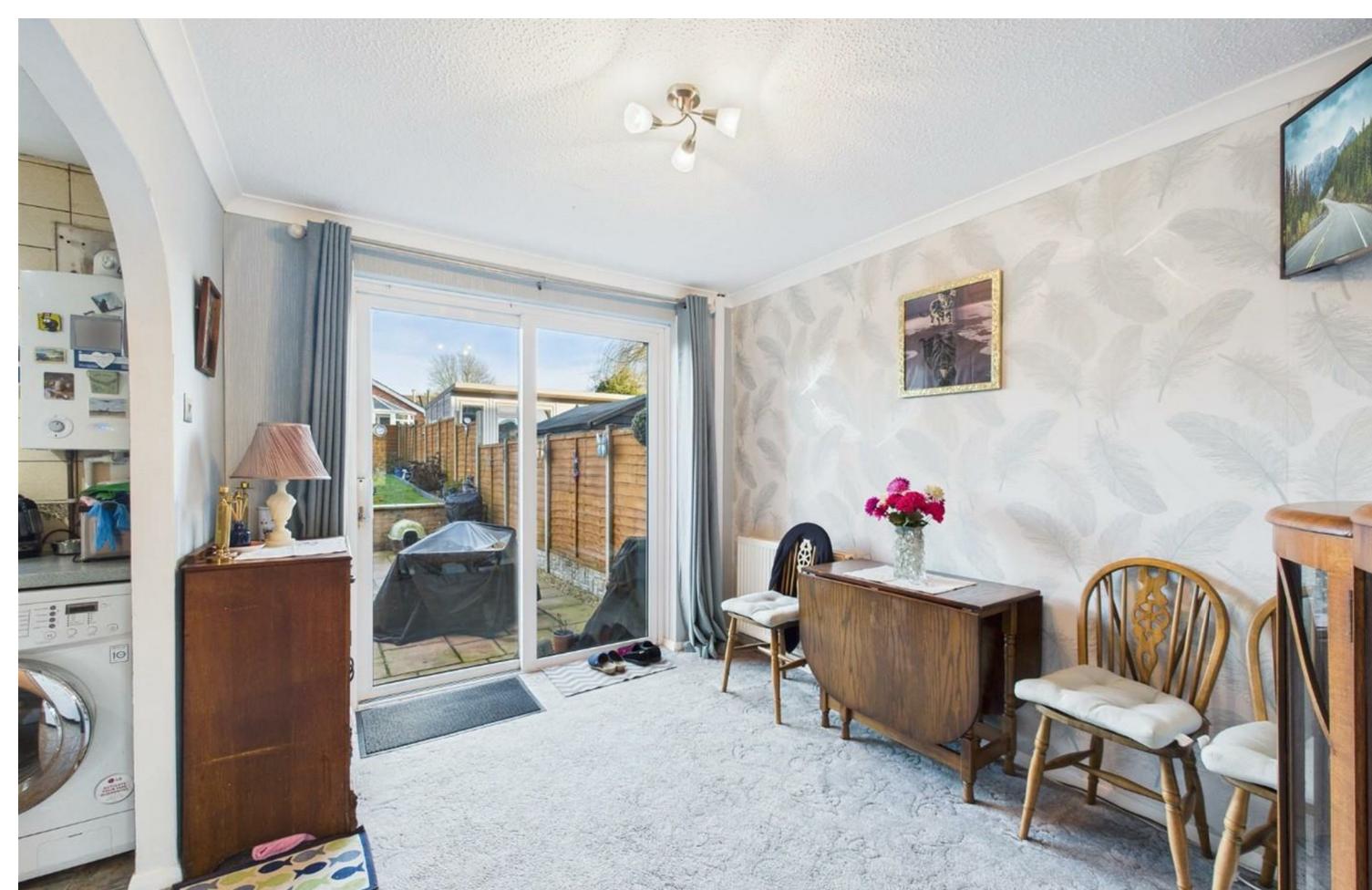
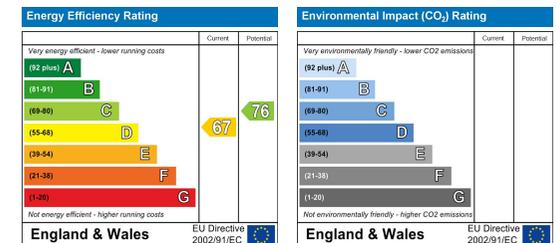

MARTIN & CO

Broughton Gardens, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

Offers Over £200,000

- Semi-Detached Home
- Ideal FTB Purchase
- Generous Plot
- Landscaped Rear Garden
- Driveway Parking with Detached Garage
- Popular Location
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - B



Three bedroom semi-detached home positioned just off Brant Road, on Broughton Gardens. This property comprises internally of a living room, dining room and kitchen, three bedrooms and a bathroom. Front and a landscaped rear garden, driveway parking and a detached garage.

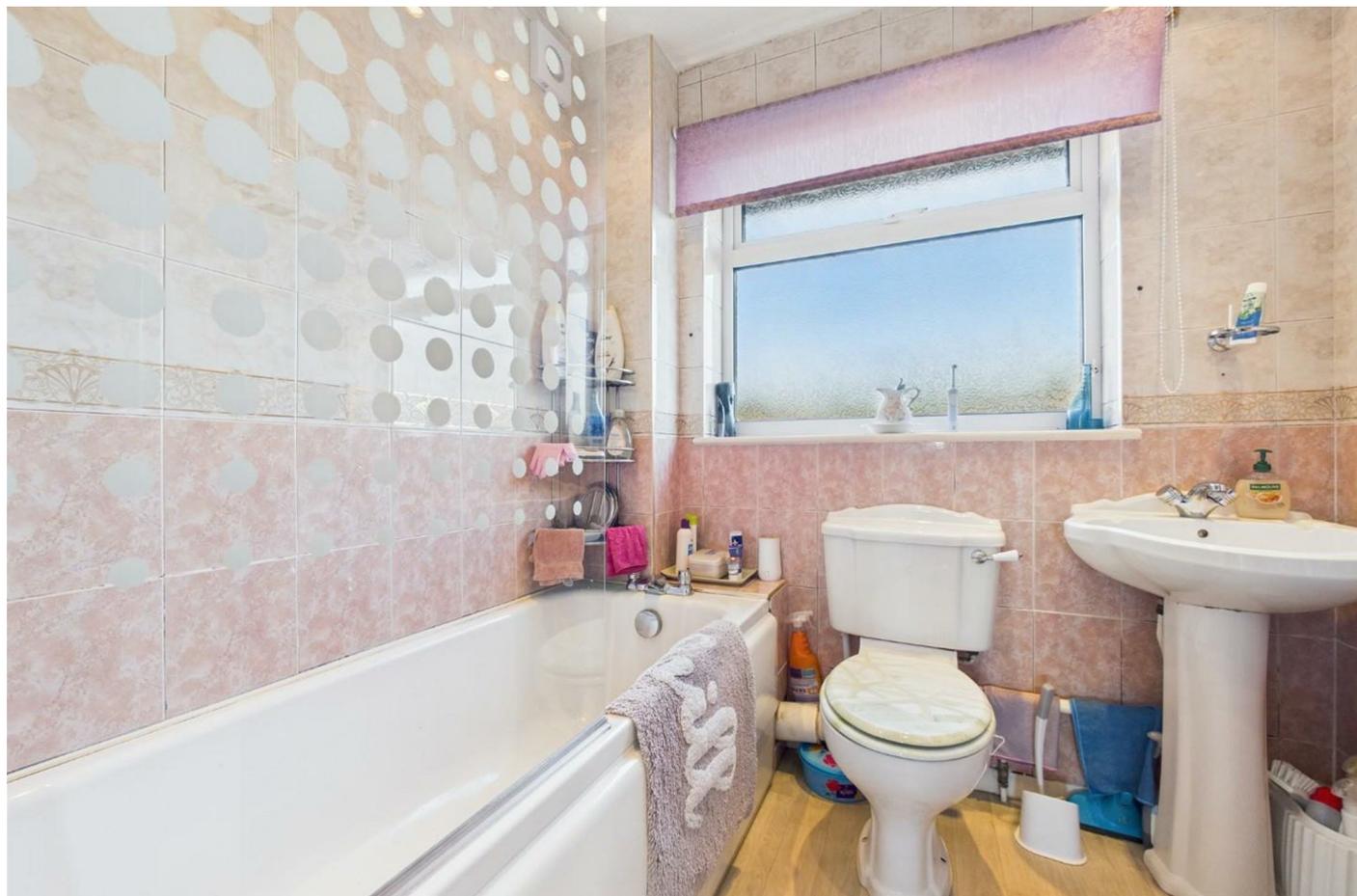
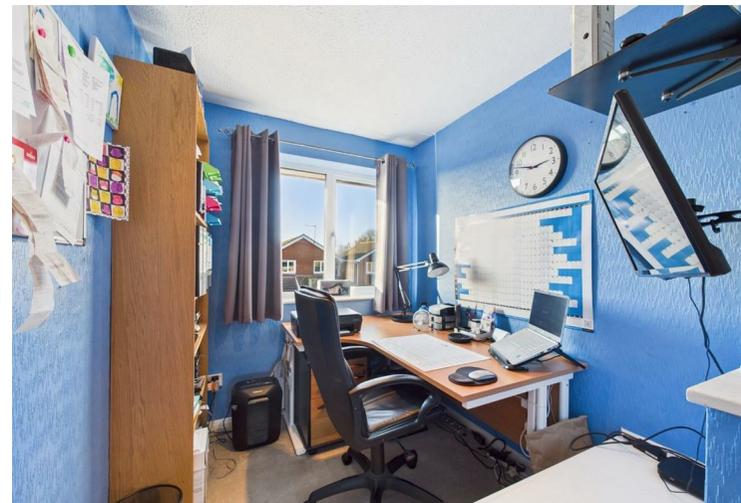
Brant Road is situated close to local amenities to include shops, schooling, doctors surgery and transport links including a regular bus service.

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

Entrance Hall
PVC entrance door and side panel, carpet flooring, radiator, alarm control panel, light fitting and stairs rising to the first floor.

Living Room
13'1" x 13'1"
PVC bow window to the front, carpet flooring, light fitting, radiator and an electric feature fire with hearth and surround.

Dining Room
10'5" x 8'9"
PVC sliding patio doors leading out to the garden, carpet flooring, radiator and a light fitting.



Kitchen

10'4" x 7'3"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset composite sink and drainer. Freestanding gas cooker with fitted extractor over plus space and plumbing for both a washing machine and dishwasher with further under counter space for a fridge. PVC rear window, tiled flooring, fuse board and wall mounted gas Worcester boiler.

Stairs / Landing

PVC window to the side aspect, carpet flooring, thermostatic heating control, light fitting and access to the boarded loft.

Bathroom

6'6" x 6'1"

Low level WC, pedestal wash basin and a panel bath with mains thermostatic shower over. PVC rear window, radiator, wood effect vinyl flooring, spotlights and extractor.

Bedroom

11'0" x 9'6"

PVC window to the rear aspect, carpet flooring, radiator, light fitting and the airing cupboard housing the hot water cylinder.

Bedroom

12'7" x 9'6"

PVC window to the front, carpet flooring, spot lit ceiling, radiator and fitted bedroom furniture.

Bedroom

9'7" x 6'7"

PVC window to the front, carpet flooring, radiator, recessed spotlight fitting and a built in over stairs storage cupboard.

Garage

16'7" x 8'2"

Electric up and over door, light and power.

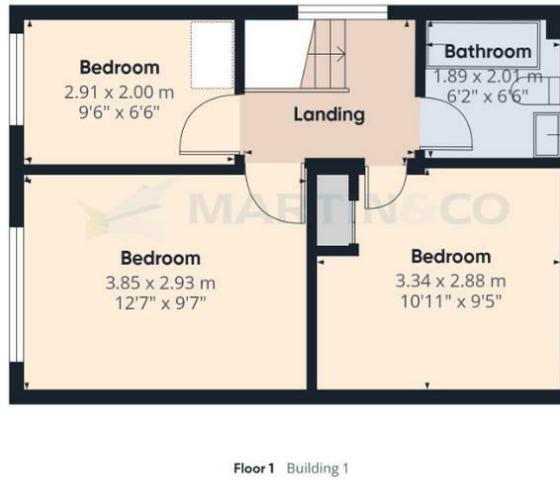
Outside

To the front is a small garden mainly laid to lawn with a concrete driveway suitable for several vehicles to park off road. There is lighting to the side on the driveway and gated access to the rear.

The rear boasts a fully enclosed, landscaped, split level garden with an extensive Indian sandstone patio area and a laid to lawn garden with gravelled borders for planting. Further benefiting from lighting, water and power supplies. The garden shed and awning are to be included within the sale.

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.



Approximate total area⁽¹⁾
84.2 m²
905 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.

