



Greenbank Drive, Lincoln, LN6

£250,000


MARTIN&CO

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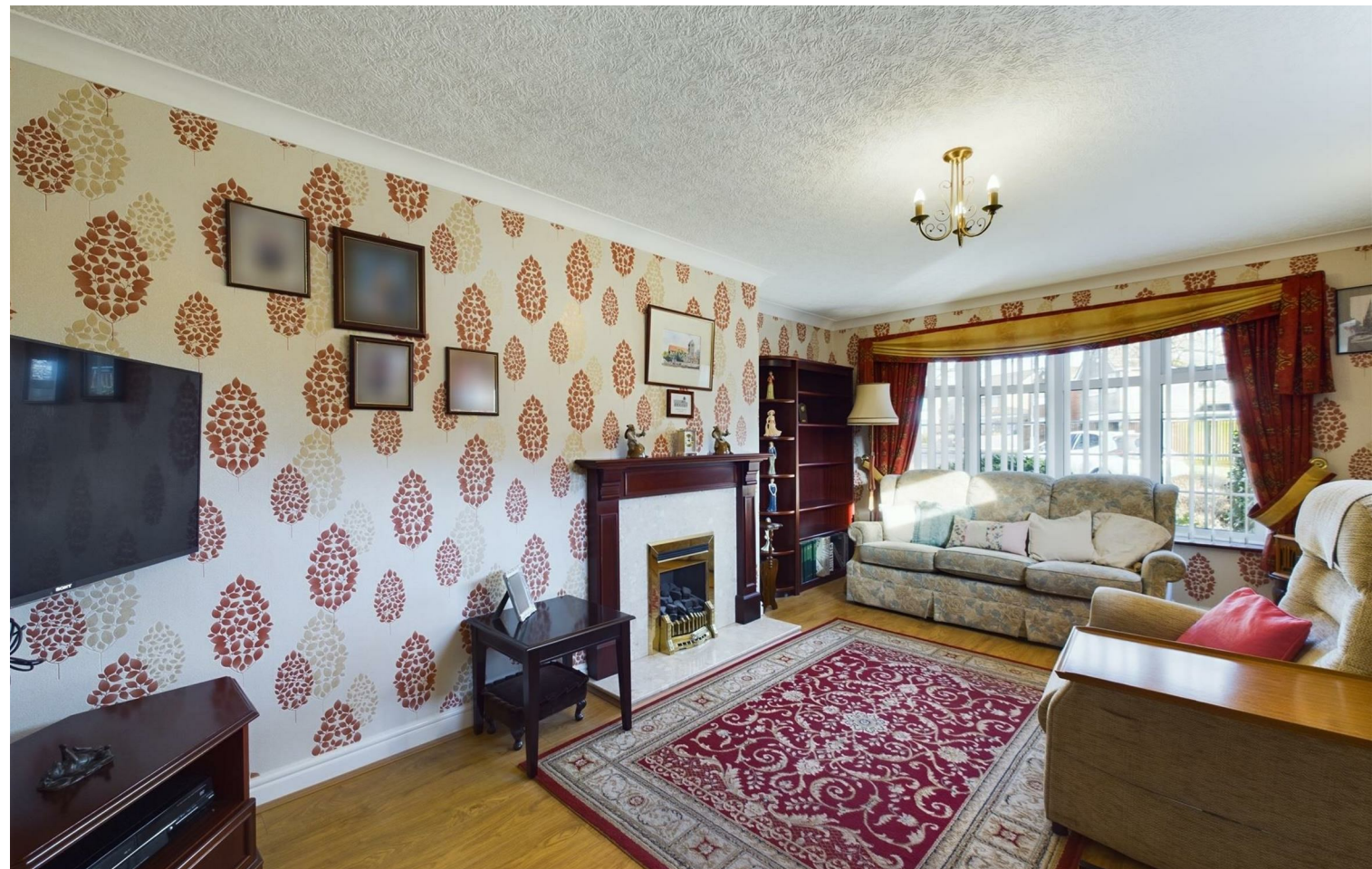
Bungalow - Detached
3 Bedrooms, 3 Bathroom

£250,000

Date Available:
Deposit:
null

- Detached Bungalow
- Mature Residential Location
- Front and Rear Gardens
- Garage and Driveway Parking
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - C

Three bedroom detached bungalow well positioned within a mature residential area of Lincoln. Comprising of an entrance hall, spacious living room, kitchen with dining room, three bedrooms and a shower room with separate WC. Garage, driveway parking and an enclosed rear garden. No onward chain.



Three bedroom detached bungalow well positioned within a mature residential area of Lincoln. Comprising of an entrance hall, spacious living room, kitchen with dining room, three bedrooms and a shower room with separate WC. Garage, driveway parking and an enclosed rear garden. Sold with no onward chain.

The property is close to amenities including The Forum shopping precinct, Tritton Road and further large supermarket chains plus schooling of all ages. North Hykeham locally benefits from road and rail links to include public transport available into the city centre.

EPC Rating - D
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Tenure - Freehold

Porch
5'8" x 4'2"
PVC entrance door and side windows, decorative tiled flooring and wall lighting. Access to the hallway via a partially glazed wooden door.

Hallway
Carpet flooring, radiator, light fitting, wall mounted thermostatic control and a shelved cupboard housing the Worcester combination boiler and alarm control panel.

Living Room
17'4" x 10'0"
PVC bay window to the front with a further PVC side window, wood effect laminate flooring, ceiling and wall lighting, radiator and a gas feature fire with hearth and surround.

Bedroom
14'0" x 9'1"
PVC window to the rear aspect, carpet flooring, pendant fitting, radiator and fitted bedroom furniture.

Bedroom
11'8" x 6'5"
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bedroom
10'0" x 9'5"
PVC window to the rear aspect, carpet flooring, pendant fitting, radiator and fitted wardrobes. Access to the loft via a hatch.

Shower Room
6'4" x 5'9"
Walk in double shower tray with mains thermostatic shower and a pedestal wash basin. PVC side window, tiled flooring, radiator, light and extractor.

WC
5'9" x 2'10"
Fully tiled room with a low level WC, side PVC window and a light fitting.

Kitchen
10'11" x 9'11" (max measurements).
Base and eye level units with a laminated work surface to incorporate a breakfast bar, tiled splash backs and an inset composite sink and drainer. Fitted with an oven, gas hob and extractor plus an integrated washing machine. Tiled flooring, PVC side window and door, radiator and a light fitting.

Dining Room
9'4" x 6'11"
PVC window to the front aspect, wood effect laminate flooring, light fitting and a radiator.



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		
		83
		66
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		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
100.75 m²
1084.48 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>

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.