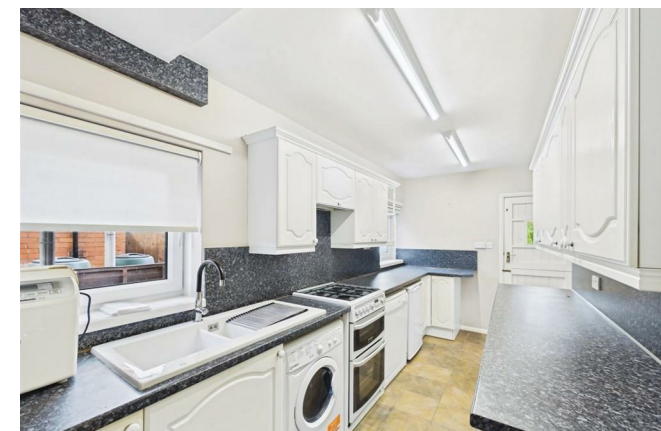




Rookery Lane, Lincoln

Asking Price £245,000


MARTIN&CO

Rookery Lane, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

Asking Price £245,000

- No Chain
- Huge Potential for Modernisation
- Perfect for First Time Buyers or Investors
- Situated Close to Boultham Park and Local Amenities
- Garage and Driveway
- Council Tax Band - B
- EPC - D



Description
Available with No Chain

A well-proportioned three-bedroom semi-detached house offering generous living accommodation and excellent outside space. The property comprises an entrance porch leading into a welcoming entrance hall, with access to the main ground-floor rooms.

The ground floor features a comfortable lounge, separate dining room and a bright conservatory overlooking the rear garden. There is also a fitted kitchen, useful rear porch and a convenient downstairs WC.

To the first floor are two good-sized double bedrooms, a further single bedroom and a family shower room.

Outside, the property benefits from a large rear garden, providing plenty of space for entertaining, relaxing and family use. To the front is a private driveway providing



off-road parking, along with a garage offering useful storage or parking space.

Located beside Boultham Park, the property is well placed for enjoying the park's open green spaces and amenities, while also being within easy reach of Lincoln's wider range of shops, schools, services and transport links.

Tenure - Freehold
Council Tax Band - B
EPC - D

Porch
2'8" x 7'0"
Letter box on the wall with tiled flooring.

Entrance Hall
13'7" x 6'11"
Carpet flooring, thermostat, understairs cupboard, radiator, wallpaper walls and broadband sockets.



Lounge
 11'5" x 15'0"
 Front facing with bay window, electric fire with hearth, carpet flooring, wallpaper walls, motion sensor and broadband socket.

Dining Room
 9'9" x 15'1"
 Electric fire with hearth, wallpaper walls, two radiators, sliding doors to the conservatory, ceiling fan and light.

Conservatory
 9'6" x 10'6"
 Tiled flooring, radiator, monoblock wall mounted air conditioner and climate controller and heating thermostat.

Kitchen
 14'7" x 6'9"
 Tiled flooring, two windows, alarm system panel, motion sensor, two radiators, freestanding electric oven with gas hob, sink, fitted units and extractor fan.

Bedroom 1
 13'8" x 11'6"
 Front facing with carpet flooring, wallpaper walls, radiator and ceiling fan with light.

Bedroom 2
 11'6" x 12'5"
 Rear facing with carpet, ceiling fan with light, wallpaper walls, radiator and built in cupboards.

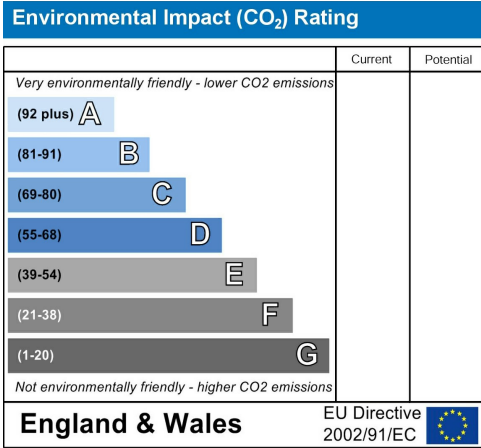
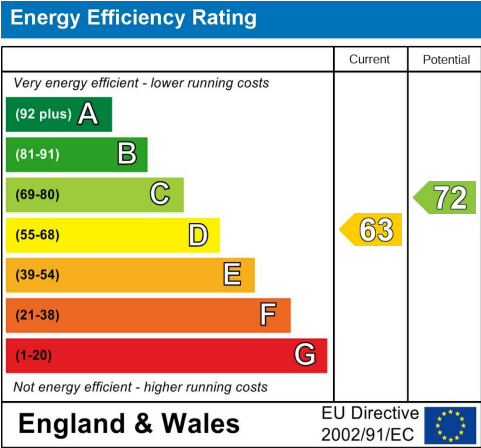
Bedroom 3
 7'0" x 8'11"
 Front facing with built in wardrobe and cupboard and wallpaper walls.

Bathroom
 7'0" x 8'0"
 Lino flooring, shower cubicle, toilet, sink with cupboard, wall mounted radiator, extractor fan, boiler cupboard, additional storage cupboard.

Garden
 Long garden with grass, patio area and access to Garage

Garage
 28'4" x 8'2"
 Wide and spacious garage with electric supply.

Fixtures and 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.





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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.