

FOR SALE



Montaigne Crescent, Lincoln
Asking Price Of £170,000


MARTIN & CO



Montaigne Crescent, Lincoln

2 Bedrooms, 1 Bathroom

Asking Price Of £170,000

- Well Presented Home
- Two Double Bedrooms
- Modernised Bathroom
- Corner Plot Gardens with artificial grass
- Detached Garage and parking

DESCRIPTION Well presented two bedroom semi-detached bungalow, situated on a corner plot located in the popular residential area of Glebe Park. Comprising of an entrance hall, lounge, kitchen, two double bedrooms and a bathroom. Benefiting from front and rear gardens, a detached garage and driveway.

ENTRANCE HALL 3' 10" x 2' 11" (1.19m x 0.89m) PVC double glazed entrance door, carpet flooring, and a light fitting.

LIVING ROOM 14' 0" x 11' 7" (4.27m x 3.55m) PVC double glazed window to front and side aspect, carpet flooring, a light fitting, radiator, and a gas fire with hearth and surround.

HALLWAY 6' 3" x 4' 11" (1.91m x 1.52m) Carpet flooring, a light fitting, alarm, loft hatch access, and a storage cupboard.

KITCHEN 11' 6" x 7' 3" (3.53m x 2.21m) Base and eye units with laminate worktops, composite sink drainer, integrated electric oven and induction hob, with extractor over. Space for washing machine and fridge freezer, a radiator, and a valiant boiler to wall. Laminate flooring, a bar light fitting and consumer



unit. PVC double glazed window to rear aspect, and a PVC double glazed door to side accessing garden.

BEDROOM 11' 5" x 9' 4" (3.49m x 2.85m) PVC Double glazed window to front, carpet flooring, and a light fitting, radiator and built in wardrobes.

BEDROOM 9' 4" x 8' 5" (2.85m x 2.58m) PVC Double glazed window to rear, carpet flooring, and a light fitting, radiator and built in wardrobes.

BATHROOM 6' 5" x 6' 3" (1.96m x 1.91m) PVC double glazed window to rear, fully tiled floor and walls, low level WC, pedestal sink, a standard bath with electric shower over, a light fitting, and a radiator.

GARAGE Detached up and over door. A wooded side access door and wooden single glazed window.

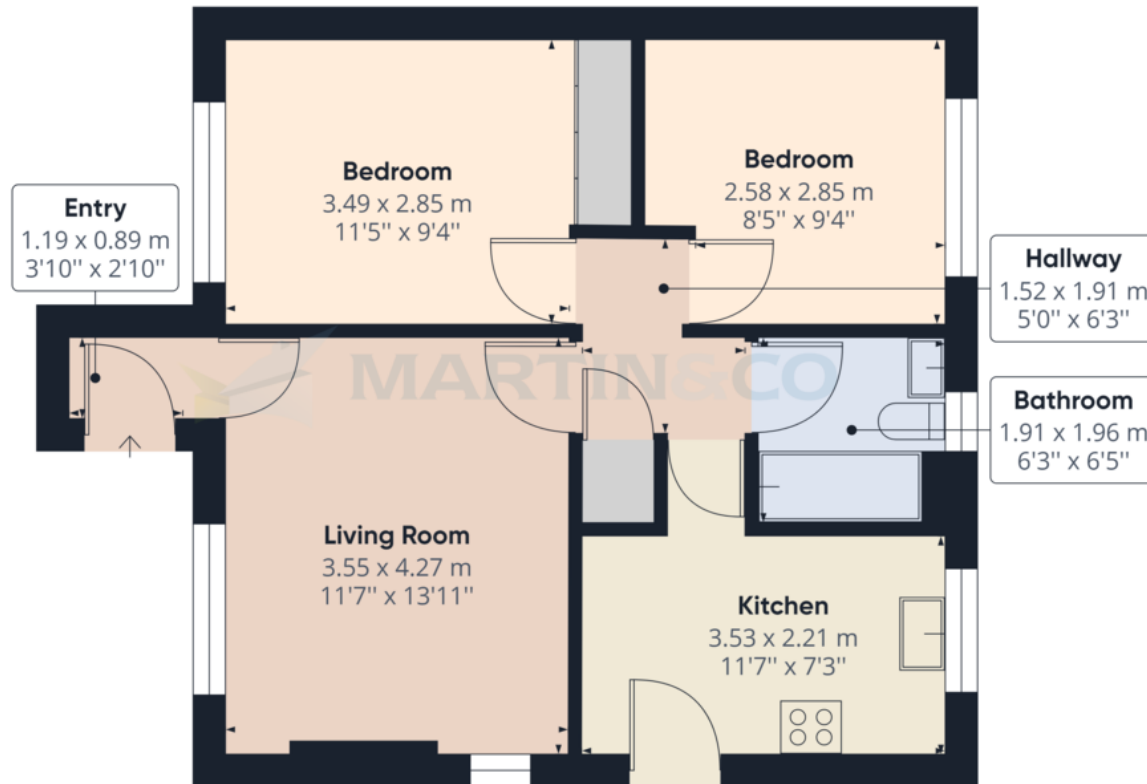
OUTSIDE SPACE To the front is a gravel area with a pathway to the entrance. The rear south facing garden, is fully enclosed with fence surround, mostly laid with artificial grass, a patio area to the side, gravel area and some mature shrubs. A rear gate accessing the detached garage and drive way for one vehicle.

FIXTURE & 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
51.78 m²
557.40 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.

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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.