



Dellfield Close, Lincoln

Asking Price £195,000

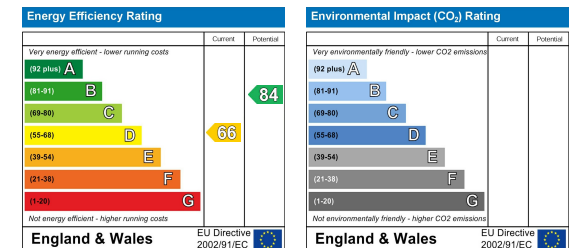

MARTIN&CO

Dellfield Close, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

£195,000

- Semi-Detached Family Home
- Conservatory
- Living Room with Separate Dining Room
- Enclosed Rear Garden
- Driveway Parking
- Detached Garage
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - D



Externally offering driveway parking, detached garage and an enclosed rear garden. No onward chain.

The location offers access to schooling for all ages, local amenities, shops, doctors and public transport services plus the A46 bypass road link.

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

Entrance Hall
3'10" x 3'4"
PVC front door, wood effect laminate flooring and light fitting.

Living Room
16'0" x 13'9" (max measurements).
PVC bow window to the front, wood effect laminate flooring, ceiling and wall lighting, radiator and an electric feature fire with hearth and surround. Stairs rising to the first floor.

Dining Room
11'1" x 6'6"
Wood effect laminate flooring, PVC rear French doors leading to the conservatory, radiator, digital EPH boiler control, ceiling and wall lighting.



Kitchen

10'11" x 7'0"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset ceramic sink and drainer. Freestanding Indesit cooker included with a fitted extractor over, slimline Siemens dishwasher, plus further under counter appliance spaces to include plumbing for a washing machine. PVC side door and rear window, vinyl flooring, light fitting and the mains consumer unit.

Conservatory

11'4" x 9'6" (max measurements).

Part brick, part PVC construction with French doors out to the rear garden, tiled flooring, ceiling and wall lighting.

Stairs / Landing

Carpet flooring, pendant fitting, radiator, storage cupboard and access to the loft via a fitted pull down ladder.

Bedroom

8'3" x 6'6"

PVC rear window, carpet flooring, light fitting and a radiator.

Bedroom

11'2" x 7'3"

PVC rear window, carpet flooring, pendant fitting and a radiator. Fitted cupboard houses the Ideal combination boiler.

Bathroom

7'2" x 6'9"

Three piece suite comprising of a low level WC, pedestal wash basin and a P shaped bath with shower head and hose attachment. PVC side window, vinyl flooring, light and extractor.

Bedroom

10'8" x 9'0" (measured to fitted wardrobes).

PVC front facing window, carpet flooring, pendant fitting, radiator and sliding fitted mirrored wardrobes.

Garage

17'9" x 9'0"

Up and over door to the front with a side personnel door and window. Separately fused for light and power.

Outside

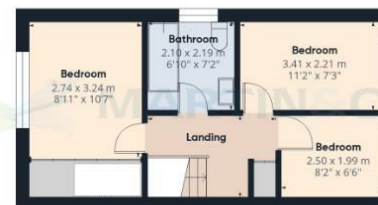
To the front is an extensive block paved driveway, extending to the side beyond the wrought iron gates, suitable for multiple vehicles to park off road. The front door to the property has a covered canopy and lighting. The rear of the property offers a private and fully enclosed garden, low maintenance with decorative paving and patio areas, gravelled borders, water and power supply.

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 2 Building 1



Floor 0 Building 2

Approximate total areath

91.4 m²

985 ft²

Reduced headroom

1.2 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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

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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.