



**Grange Crescent, Lincoln**

**Asking Price £250,000**



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Bungalow

2 Bedrooms, 1 Bathroom

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- No Onward Chain
- 2 Bedroom Detached Bungalow
- Open Field Views to the Rear
- Detached Garage
- Low Maintenance Gardens
- EPC - D
- Tenure - Freehold
- Council Tax Band - B

Two bedroom detached bungalow situated in a popular residential area of Grange Crescent. Offering single storey living, the property benefits from a driveway, garage, and a low maintenance gardens with open field views to the rear.

The accommodation comprises an entrance hall, a bright dual-aspect living room with patio doors to the rear garden, a fitted kitchen with pantry storage and side access, two bedrooms, and a modern shower room. The property further benefits from gas central heating and UPVC double glazing throughout.



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**Entrance Hall**  
9'9" x 2'11"  
Entrance hall with UPVC front door, radiator, carpet flooring and ceiling light fitting.

**Living Room**  
21'9" x 10'11"  
Dual aspect room with carpet flooring, Gas Fire place, two radiators, front facing window and patio doors to the rear garden. Curtains included

**Kitchen**  
8'5" x 11'10"  
Fitted with base and eye level units, laminate worktops, composite sink with mixer tap, freestanding gas cooker with extractor, pantry cupboard, and space for a washing machine. UPVC double glazed side door to driveway and window to side.



**Bedroom**  
 10'9" x 11'10"  
 Double room with front facing window, radiator and carpet flooring. Curtains Included.

**Bedroom**  
 9'9" x 7'9"  
 Good sized room with side window, radiator, loft access and carpet flooring. Curtains included.

**Bathroom**  
 4'10" x 11'10"  
 Modern suite comprising walk in shower with glass screen and seat, low level WC, vanity basin, chrome ladder radiator, and airing cupboard.

**Integral Outdoor Storage Room**  
 With power and light, housing the boiler

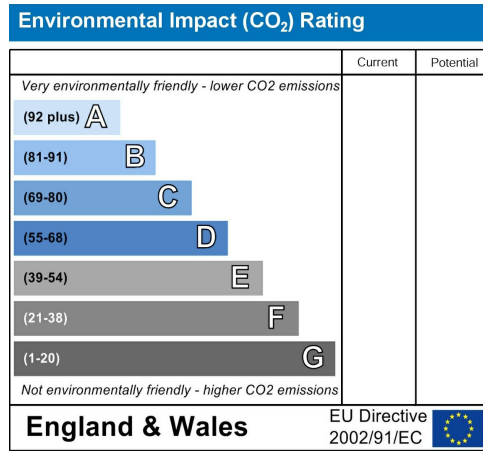
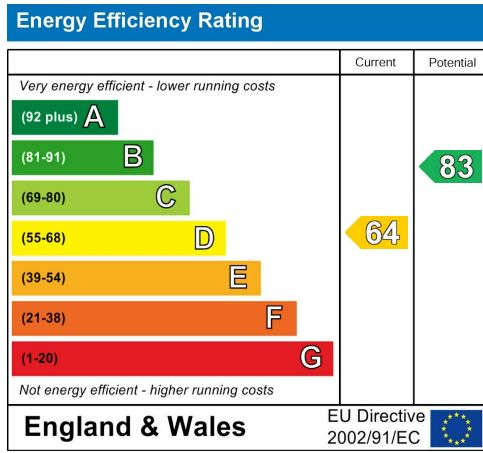
**Outside**  
 Low maintenance rear garden with patio areas and open views over fields.

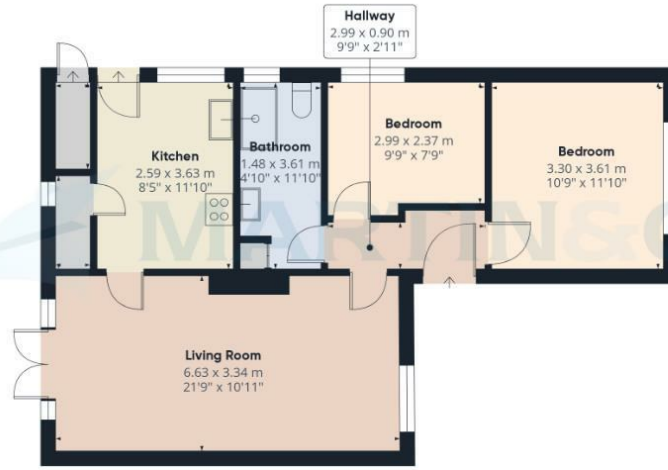
To the front is a gravelled garden and driveway providing off road parking.

**Garage**  
 16'11" x 10'0"  
 Single garage with manual up and over door, power, lighting, rear access door to storage area and window.

**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 0 Building 2



Approximate total area<sup>(1)</sup>  
82.5 m<sup>2</sup>  
888 ft<sup>2</sup>

(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.

