



**Dellfield Court, Lincoln**

**Guide Price £195,000**

  
**MARTIN&CO**

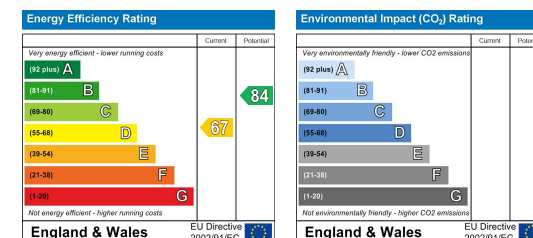
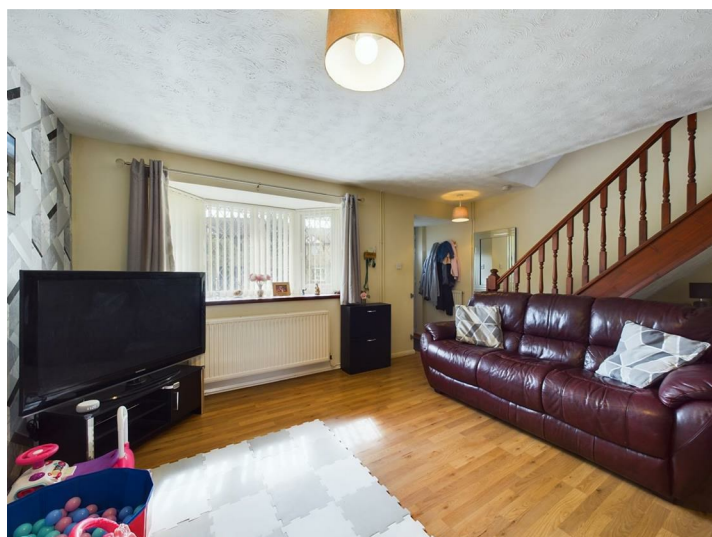


## Dellfield Court, Lincoln

House - Detached  
3 Bedrooms, 1 Bathroom

Guide Price £195,000

- Detached Starter Home
- Modern Kitchen Diner
- Front and Rear Gardens
- Off Road Parking
- Cul-De-Sac Position
- Popular Location
- Tenure: Freehold
- Council Tax Band - B / EPC Rating - D





Three bedroom detached home within the popular Birchwood area to the South of Lincoln City. Positioned within a cul-de-sac setting and making for an ideal first time purchase. Comprising internally of an entrance, living room, modern kitchen diner, three bedrooms and a family bathroom. Externally offering front and rear gardens plus off road parking for two vehicles.

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

#### Entrance

PVC front door, laminate flooring, radiator and a pendant fitting. Stairs rising to the first floor.

#### Living Room

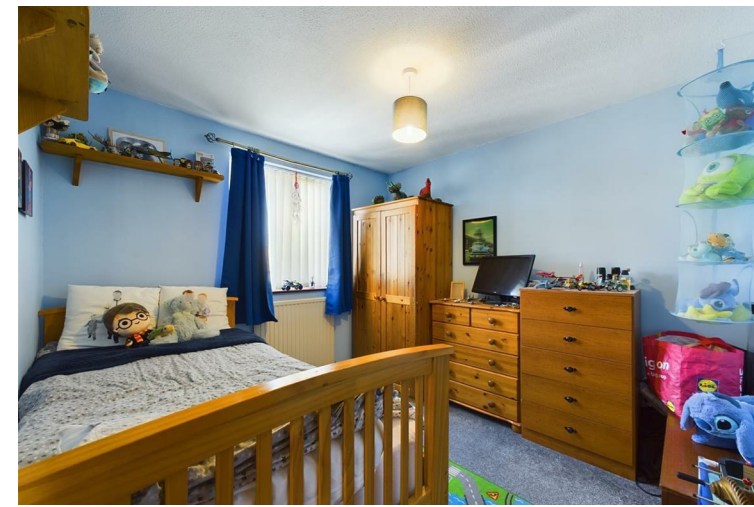
15'4" x 14'0" (max measurements).

PVC bay window to the front aspect, laminate flooring, pendant fitting, radiator and a digital thermostatic control.

#### Kitchen

15'4" x 7'10"

Base and eye level units with square edge work surfaces and an inset composite sink and drainer. Fitted oven with electric hob, space and plumbing for both a washing machine and tumble dryer with further space for an under counter fridge plus a freestanding fridge freezer. Laminate flooring, radiator, two light fittings, PVC window and French



doors to the rear and the housed Baxi central heating boiler.

#### Stairs / Landing

Carpet flooring, pendant fitting and access to the loft via a pull down ladder being centrally boarded plus lighting.

#### Bathroom

6'7" x 6'0"

Fully tiled room with a three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with electric shower over. PVC window to the rear and a light fitting.

#### Bedroom

9'9" x 9'1"

Bedroom 2.984 x 2.773

PVC window to the rear, carpet flooring, pendant fitting and a radiator.

#### Bedroom

12'3" x 9'1"

PVC window to the front, carpet flooring, pendant fitting and a radiator.

#### Bedroom

9'2" x 6'1"

PVC window to the front, carpet flooring, pendant fitting and a radiator. Airing cupboard houses the hot water cylinder and Drayton control unit.

#### Outside

The front offers a small low maintenance gravel garden with access to the rear. Opposite to the property is a shared hard standing allowing for two vehicles to park off road.

To the rear is a fully enclosed low maintenance garden with artificial lawn, gravel borders and a patio

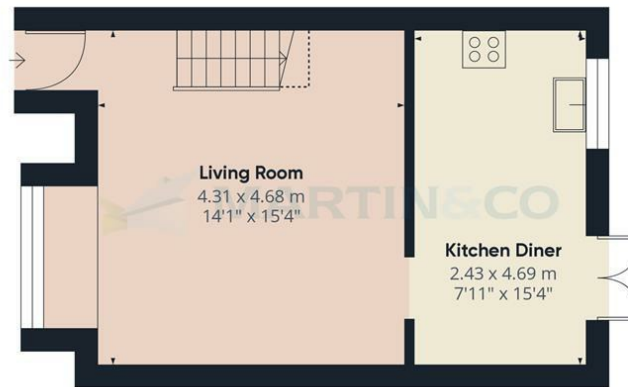
seating area. Gated access to the front, water supply, lighting and a storage shed with power.

#### Fixtures & Fittings.

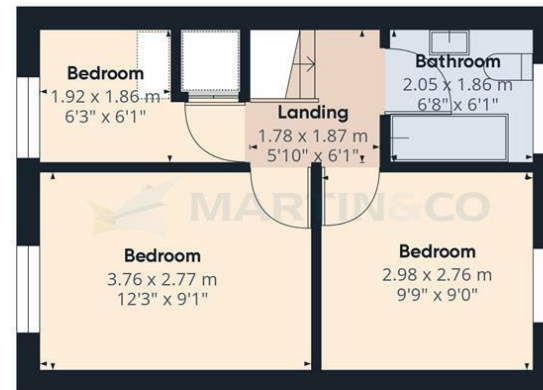
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these 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.

#### AGENT NOTE

In accordance with section 21 of the Estate Agents Act 1979 we disclose that the vendor is a relative of an employee at Martin & Co.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

61.39 m<sup>2</sup>  
660.8 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>  
13.99 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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**

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33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW

01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**

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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.