



Almond Crescent, Waddington

£175,000


MARTIN & CO

Almond Crescent, Waddington

Bungalow - Semi Detached
2 Bedrooms, 2 Bathroom

£175,000

Date Available:
Deposit:
null

- Semi-Detached Bungalow
- Modern Kitchen
- Wet Room
- Conservatory
- Front and Rear Garden
- Driveway Parking
- Single Garage
- No Onward Chain
- Freehold
- EPC Rating D / Council Tax B

Two bedroom semi-detached bungalow positioned on Almond Crescent just off Brant Road. Comprising of an entrance hall, spacious lounge, modern kitchen, wet room, two bedrooms and a conservatory. Front and rear gardens, driveway parking and a single garage. Sold with no onward chain.



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Brant Road is situated close to local amenities to include shops, schooling, doctors surgery and transport links including a regular bus service.

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

ENTRANCE HALL
PVC door to the front aspect, carpet flooring, pendant fitting, radiator, thermostatic control, airing cupboard housing the hot water cylinder and loft hatch access with a pull down ladder.

BEDROOM
9'5" x 8'6"
PVC window to the front aspect, carpet flooring, radiator and a light fitting.

BEDROOM
11'0" x 9'4"
PVC window to the front aspect, carpet flooring, radiator, pendant fitting and fitted wardrobes.

WET ROOM
6'4" x 5'6"
Low level WC, vanity sink, mains fed shower with nonslip flooring and drain. Tiled walls, PVC window to the side, heated towel rail, spot lit ceiling with extractor.

LOUNGE/DINER
14'11" x 14'1" max measurements
Carpet flooring, pendant fitting, radiator, PVC patio doors to the rear, gas fire with back boiler to include a hearth and surround.

CONSERVATORY
9'8" x 9'0"
Part brick, part PVC construction with a wall heater and PVC French doors to the garden.

KITCHEN
8'11" x 7'5"
Base and eye level units with roll edge worksurfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted double oven, gas hob and extractor over, space for an undercounter appliance with further space and plumbing for a washing machine. Tiled flooring, PVC side door and rear window, light fitting, radiator and a pantry cupboard with side window and housing the mains consumer unit.

OUTSIDE
To the front is a block paved driveway for off road parking, gravelled front with water feature, power supply and gated access to the rear. The rear offers an enclosed garden being mainly laid to lawn with mature planted borders, patio areas, pond, water supply, power and lighting. The shed and summer house are included within the sale.

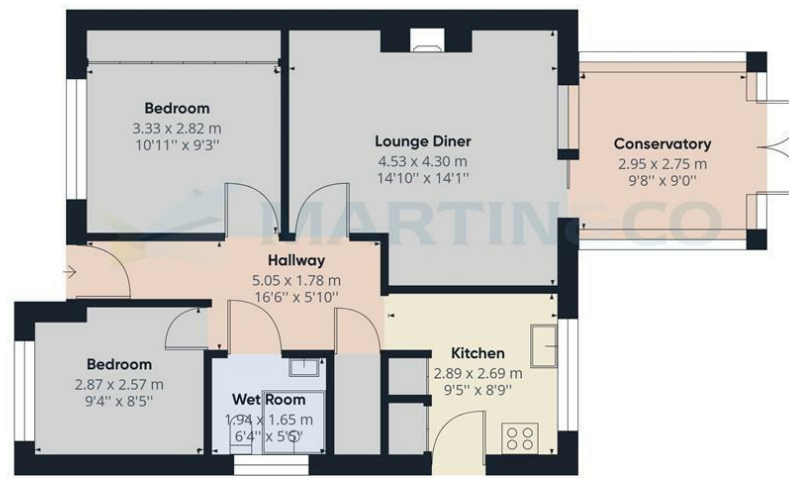
GARAGE
18'1" x 7'11"
Electric remote up and over door to the front, side window, separately fused light and power.

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.



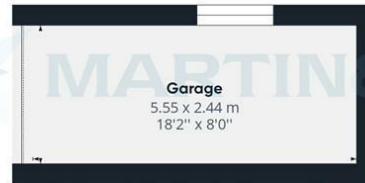
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	61	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1

Approximate total area⁽¹⁾
80.16 m²
862.82 ft²



Floor 0 Building 2

(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.