



Moorland Avenue, Lincoln, LN6

£275,000


MARTIN & CO

Moorland Avenue, Lincoln, LN6

House - Semi-Detached
4 Bedrooms, 4 Bathroom

£275,000

Date Available:
Deposit:
null

- Extended and Extensively Upgraded
- Three Storey Home
- Four / Five Bedrooms
- Ground Floor Shower Room
- Open Plan Kitchen Diner
- Driveway Parking with Rear Workshop
- South Facing Garden
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - A

Extended and extensively upgraded four/five bedroom semi-detached family home to the South of Lincoln City. Comprising internally of an entrance with porch, living room, open plan kitchen diner, study/bedroom with ensuite shower room, four bedrooms and a bathroom. Must view property!



Extended and extensively upgraded four/five bedroom semi-detached family home to the South of Lincoln City. Comprising internally of an entrance with porch, living room, open plan kitchen diner, study/bedroom with ensuite shower room, four bedrooms and a bathroom. Externally offering driveway parking for multiple vehicles to the front and a landscaped South facing rear garden. In the agents opinion, this property is an absolute must view to fully appreciate all that this home has to offer.

The property is close to amenities including The Forum shopping precinct, Tritton Road and further large supermarket chains plus schooling of all ages. North Hykeham locally benefits from road and rail links to include public transport available into the city centre.

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

Porch
7'6" x 3'11"
Composite entrance door and PVC front facing window, laminate wood effect flooring, spot lit ceiling, wall mounted Vaillant combination boiler with Sangamo controls. Space and plumbing for a washing machine.

Entrance Hall
Wood effect laminate flooring, radiator, Sangamo thermostatic control, spot lit ceiling, stairs rising to the first floor with a cupboard below housing the mains consumer unit.

Living Room
17'11" x 10'10"
PVC French doors and side panels to the rear aspect, carpet flooring, ceiling lighting, radiator and a gas feature fire with hearth and surround.

Kitchen Diner
18'9" x 11'1" (max measurements).
Base and eye level high gloss units with a square edge work surface incorporating a breakfast bar, tiled splash backs and an inset stainless steel sink and drainer. Fully fitted with a range of integrated appliances to include a double oven, gas hob with extractor over, fridge freezer and a dishwasher. Wood effect laminate flooring, PVC front facing windows, ceiling lighting, complimentary plinth lighting and a radiator.

Study / Bedroom
16'4" x 11'3" (max measurements).
Wood effect laminate flooring, spot lit ceiling, radiator, PVC side window and French doors to the rear.

Shower Room
5'5" x 4'9"
Fully tiled room with a low level WC, pedestal wash basin and a corner cubicle with power shower. Heated towel rail, spot lit ceiling with extractor plus a PVC window to the side.

Stairs / Landing
Carpet flooring, spot lit ceiling, loft hatch access, two radiators and a PVC front facing window. Stairs rising to the second floor.

Bedroom
14'10" x 10'11"
PVC window to the rear, carpet flooring, spot lit ceiling, radiator and fitted mirrored wardrobes.

Bathroom
9'1" x 6'2"
Concealed cistern WC, vanity wash basin and a key shaped bath with mains thermostatic shower rainfall shower head and separate body sprayer. PVC front window, radiator, vinyl flooring, spot lit ceiling and an extractor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	



Approximate total area⁽¹⁾
 131.9 m²
 1419.76 ft²

Reduced headroom
 3.3 m²
 35.55 ft²

(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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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.

