



Dellfield Close, Lincoln

£190,000

MARTIN&CO

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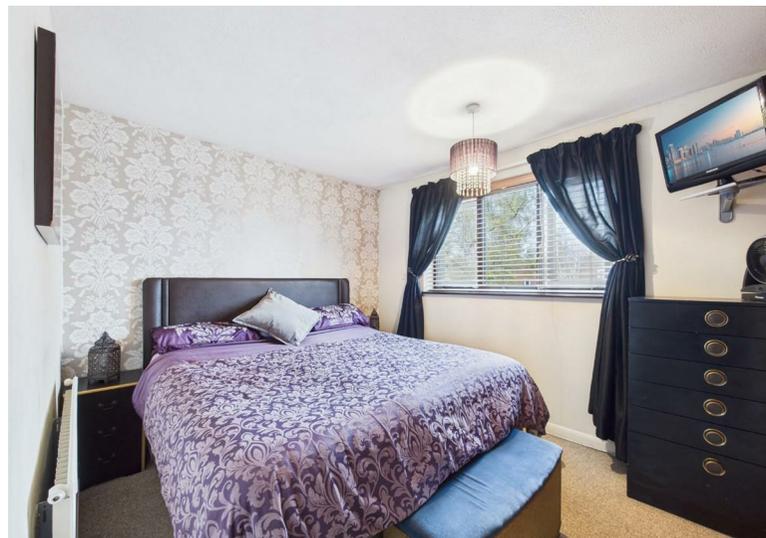
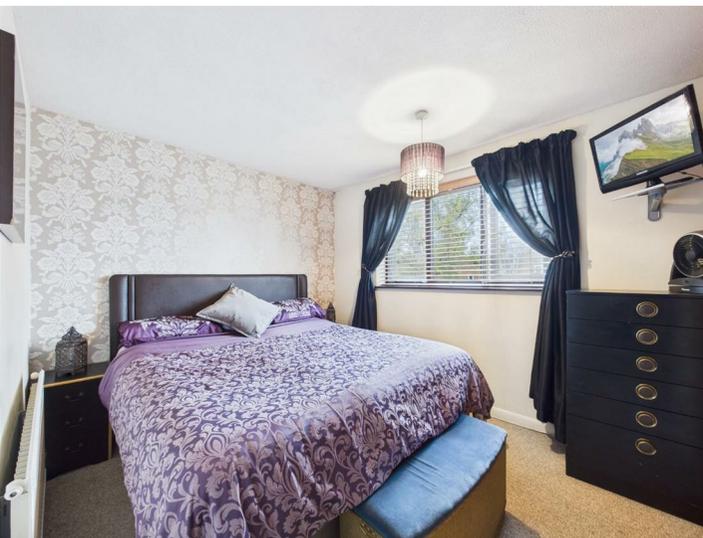
House - Semi-Detached
3 Bedrooms, 1 Bathroom

£190,000

- No Chain
- 3 Bedrooms
- Tenure Freehold
- Council Tax Band B
- EPC Rating C
- Driveway Parking and Garage

Sold with no onward chain this semi-detached house to the south of the City presents an excellent opportunity for First Time Buyers, Investment or anyone looking to settle in Lincoln. With spacious living areas, three bedrooms, and convenient parking.

Tenure Freehold
EPC - C
Council Tax - Band B



This semi-detached house to the south of the City presents an excellent opportunity for First Time Buyers, Investment or anyone looking to settle in Lincoln. With its spacious living areas, three bedrooms, and convenient parking, it is a property that promises comfort and a welcoming atmosphere.

Entrance Hall
4'0" x 3'4"

The property is entered via a UPVC front door and features carpet flooring.

Living Room
13'10" x 16'4"

A welcoming living room featuring a front bay window, carpet flooring and a chandelier-style light fitting. Stairs lead to the first floor, and the room also includes a gas thermostat/heating control.

Kitchen Diner
13'11" x 11'2"

The spacious kitchen diner opens to the rear garden via patio doors and also has a UPVC side door. It includes tiled flooring, space for a washing machine, an extractor fan above the cooker, a Worcester boiler, and a range of eye-level and base units. There is a larder cupboard, a stainless-steel sink with drainer and mixer tap, tiled work-surface surrounds, a radiator and the consumer unit.

Stairs & Landing
6'5" x 10'1"

The landing provides access to a storage cupboard and the loft, which has power and lighting. There is also a radiator, pendant light and carpet flooring.



Bedroom
10'10" x 8'11"
A generous master bedroom offering space for a super-king bed, with a built-in wardrobe and additional storage cupboard. The room benefits from a UPVC double-glazed window to the front, carpet flooring, a radiator and a pendant light fitting.

Bedroom
7'3" x 11'2"
A comfortable room with a UPVC double-glazed window overlooking the rear garden, carpet flooring, radiator and pendant light.

Bedroom
6'6" x 8'3"
Rear-facing UPVC double glazing, carpet flooring, radiator and pendant light.

Bathroom
7'2" x 7'2"
The bathroom features a Jacuzzi bath with part-tiled surrounds, a low-level WC, and a mixer shower with a dual shower head. There is a ladder-style radiator, a porcelain basin set within an under-sink cupboard, a mirrored cabinet, and an additional storage cupboard. Spotlights to the ceiling and vinyl flooring complete the space.

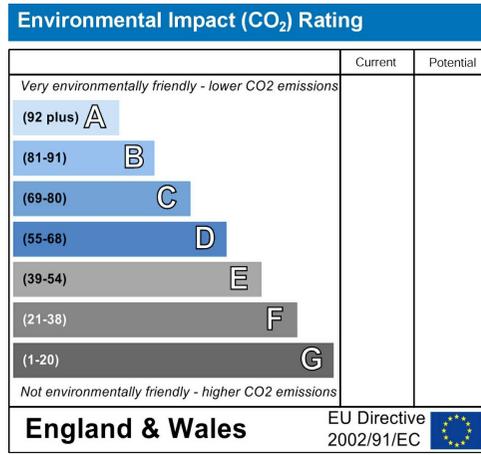
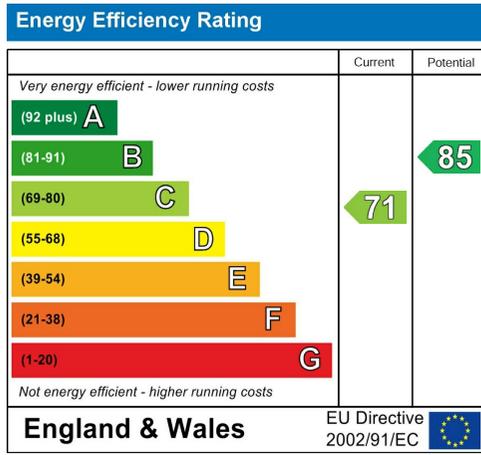
Garage
9'6" x 19'0"
A practical garage with full electrics and lighting, previously used as a workshop, complete with an up-and-over door and isolator box.

Outside
The south-west facing rear garden offers a concrete patio with steps leading up to a lawned area and a garden shed. There

is also a smaller patio and gravel space, an outside tap, security light and mature planting including Buddleia, a rose bush and clematis.

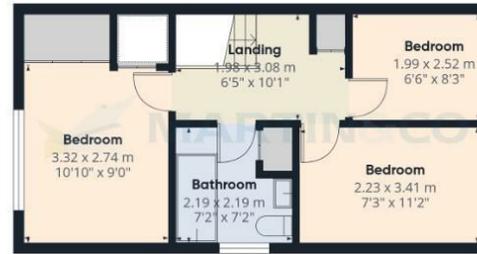
To the front, the property enjoys a raised planter with a silver birch tree, lawned areas, a paved path to the front door and a gravel driveway leading to the garage.

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 1 Building 1



Floor 0 Building 2

Approximate total areath

86.2 m²
927 ft²

Reduced headroom

1.1 m²
11 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.