



Astwick Road, Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£200,000

Date Available:  
Deposit:  
null

- Semi-detached Home
- Modern and Well Presented
- Spacious Lounge Diner
- Driveway Space For Multiple Vehicles
- Enclosed Rear Garden
- Popular Location
- Tenure: Freehold
- EPC Rating D / Council Tax band B

Three bedroom semi-detached house well positioned within a mature residential area of Lincoln. Comprising of a entrance hall, lounge diner, well presented landscaped rear garden and a drive suitable for multiple cars. This property has recently had new internal doors and flooring throughout.



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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 - B  
Tenure - Freehold

**Entrance Hallway**  
PVC entrance door, vinyl flooring, light fitting and a radiator. Storage cupboard under stairs.

**Lounge Diner**  
24'3" x 10'0"  
Carpet flooring, two light fittings, two radiators, and a PVC front aspect window. Patio doors to the rear garden.

**Kitchen**  
10'11" x 7'5"  
Base and eye level units with roll edge work surfaces, a tiled splashback surround and an inset single bowl stainless steel sink and drainer with mixer tap. Vinyl flooring, light fitting, serving hatch to the dining room, side and rear PVC windows with a PVC door leading out to the rear garden. Space for an oven and a fridge., with also further space and plumbing for a washing machine. Storage cupboard housing the Worcester combination boiler.

**Stairs / Landing**  
Carpet flooring, pendant fitting and a PVC side aspect window. Loft hatch access, partially boarded with light fitting.

**Bathroom**  
6'3" x 6'1"  
3 piece suite comprising of a low level WC, pedestal wash basin and panelled bath with electric shower overhead. Fully tiled walls, vinyl flooring, light fitting, radiator and a PVC window to the rear

**Bedroom**  
12'10" x 9'10"  
Carpet flooring, radiator, light fitting, PVC window to the front aspect and a built in cupboard/wardrobe dresser table unit.

**Bedroom**  
11'2" x 10'2"  
Carpet flooring, pendant light fitting, PVC rear aspect window with built in wardrobe with sliding door.

**Outdoor**  
The front offers a concrete driveway suitable for multiple vehicles, with a gravelled area which can be used for extra parking if needed, including a rain canopy at the entrance.

To the rear is a south west facing landscaped garden with a laid lawn, mature planted borders, a patio area to the rear with a fencing surround and a garden shed. This well maintained garden also offers a decked seating area.

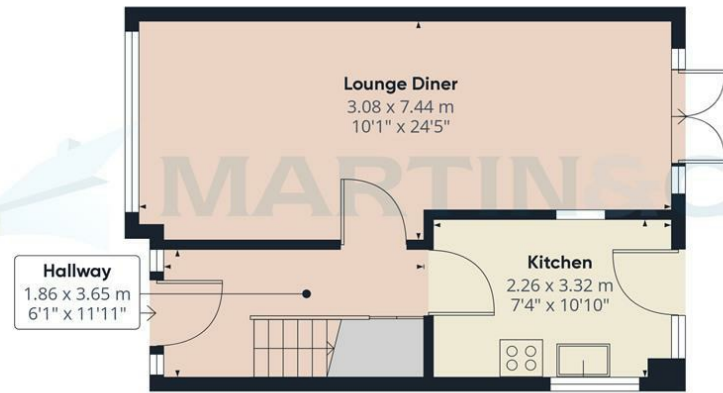
Single door garage with light fitting and up and over door.

**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.

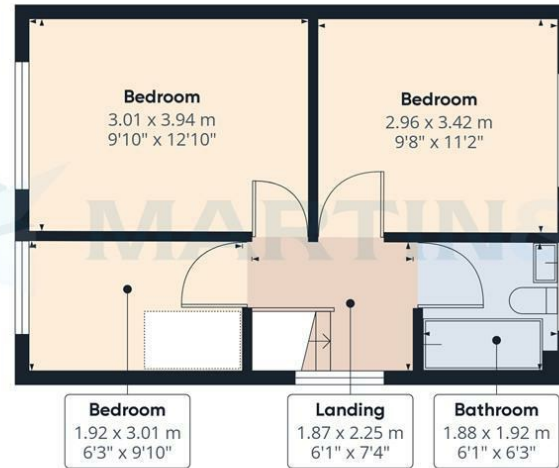


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>88</b>
		<b>67</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
69.41 m<sup>2</sup>  
747.13 ft<sup>2</sup>

(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.

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.