

**FOR SALE**



**Aldergrove Crescent, Lincoln**  
**Asking Price Of £220,000**

  
**MARTIN & CO**



## Aldergrove Crescent, Lincoln

2 Bedrooms, 1 Bathroom

Asking Price Of £220,000

- Well Presented Home
- Two Double Bedrooms
- Modernised Bathroom With a Walk-in Cubicle
- Conservatory
- Detached Garage and Off-Road Parking

**DESCRIPTION** Well presented two bedroom detached bungalow, situated in the popular residential area of Birchwood. Comprising of an entrance porch, lounge, kitchen/diner, conservatory, two double bedrooms and a bathroom. Benefiting from front and rear gardens, a detached garage and driveway with parking for multiple vehicles. Sold with NO ONWARD CHAIN.

**PORCH** 4' 0" x 3' 10" (1.24m x 1.17m) Pvc double glazed entrance door, Carpet flooring, a light fitting and a radiator.

**LIVING ROOM** 18' 0" x 13' 9" (5.5m x 4.2m) Pvc double glazed window to the front and side aspect, carpet flooring, ceiling and wall lighting, radiator and a wall mounted gas fire.

**KITCHEN/DINER** 17' 2" x 10' 8" (5.24m x 3.26m) Base and eye level units with roller edge worktops, a stainless steel sink drainer, four ring gas hob with extractor overhead, and an intergrated double oven grill. Space and plumbing for a washing machine, with further undercounter space for a slimline dishwasher. Pvc double glazed window to the rear aspect, and patio doors to the conservatory, a spot lit ceiling with a pendant fitting and a radiator. Worcester boiler housed.



**CONSERVATORY** 12' 5" x 9' 10" (3.81m x 3.0m) Pvc double glazed window and brick surround, carpet flooring, a fan light fitting, radiator and double glazed French doors to the garden.

**HALLWAY** Carpet flooring, a light fitting, storage cupboard and loft hatch access.

**BEDROOM** 12' 11" x 10' 8" (3.95m x 3.27m) Pvc double glazed window to the front, carpet flooring, a light fitting, radiator and built in wardrobes.

**BEDROOM** 9' 6" x 8' 2" (2.9m x 2.5m) Pvc double glazed window to the rear, carpet flooring, a light fitting and a radiator.

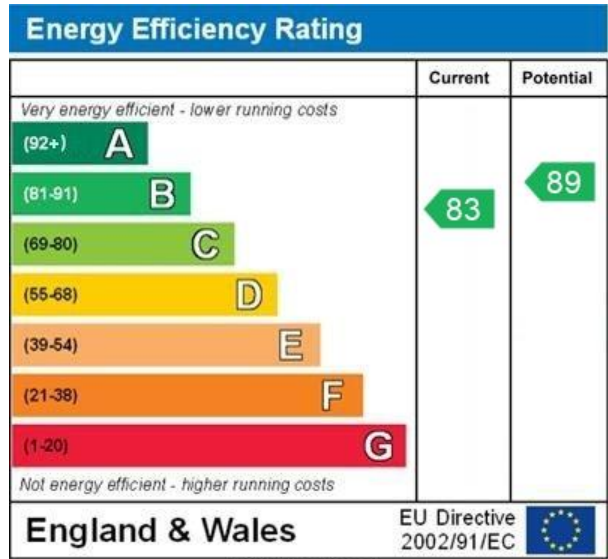
**BATHROOM** 6' 5" x 6' 1" (1.98m x 1.87m) Low level WC, pedestal sink and mains fed corner shower cubicle. Pvc double glazed window to the side aspect, fully tiled floors and walls, built in storage cupboards, a light fitting, extractor and heated towel rail. Benefitting from underfloor heating.

**GARAGE** 17' 8" x 8' 7" (5.39m x 2.64m) Up and over door with a pvc side access door, electric and light.

**OUTSIDE SPACE** The front offers a stone paved areas with some mature bushes and plants, and a gravel drive for multiple vehicles. The Rear south facing garden is fully enclosed, and mostly laid to lawn with flower bed borders, some mature shrubs and bushes, a paved path and gravel areas. With side gate to the front and garage side door access.

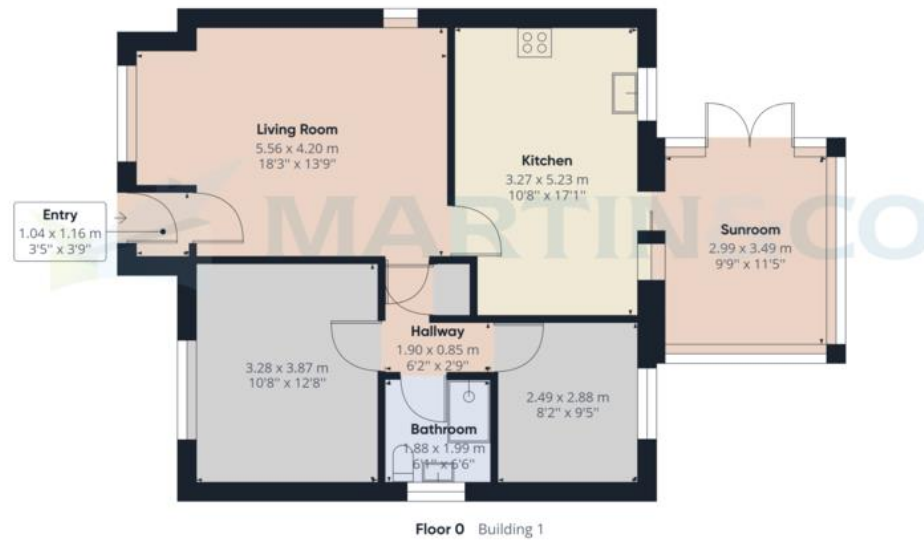
**FIXTURE & FITTINGS** Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements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





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Approximate total area<sup>(1)</sup>  
 94.56 m<sup>2</sup>  
 1017.86 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.

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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.

