



Snetterton Close, Lincoln

£170,000


MARTIN & CO

Snetterton Close, Lincoln

Bungalow - Semi Detached
2 Bedrooms, 2 Bathroom

£170,000

Date Available:

Deposit:
null

- Sold with No Onward Chain
- Semi-Detached Bungalow
- Driveway Parking
- Single Garage
- South Facing Rear Garden
- Close to Local Amenities
- Tenure - Freehold
- Council Tax Band - B / EPC Rating - D

Two bedroom semi-detached bungalow within the Doddington Park area of Lincoln. Comprising internally of an entrance hall, breakfast kitchen, spacious lounge, two bedrooms and a shower room. Externally benefitting from a South Facing rear garden, driveway parking and single garage. No onward chain.



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The location offers access to schooling for all ages, local amenities, shops, doctors and public transport services plus the A46 bypass road link.

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

Entrance Hall
PVC side door, vinyl flooring, radiator, pendant fitting, Vaillant thermostat and a shelved storage cupboard.

Breakfast Kitchen
13'1" x 10'5"
Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Freestanding Flavel gas cooker, space and plumbing for a washing machine plus further space for a freestanding fridge freezer. PVC door and window to the rear, vinyl flooring, light fitting, radiator, wall mounted Vaillant combination gas boiler and mains consumer unit.

Lounge
16'9" x 9'11"
PVC window to the rear aspect, carpet flooring, radiator, light fitting and an electric feature fire with hearth and surround.

Bedroom
14'0" x 9'11"
PVC window to the front, carpet flooring, radiator, pendant fitting and fitted bed surround with storage.

Bedroom
10'5" x 8'4"
PVC window to the front, carpet flooring, radiator and a pendant fitting.

Shower Room
7'5" x 5'10"
WC, pedestal wash basin and a double cubicle with electric shower. PVC side window, vinyl flooring, radiator, light fitting and access to the loft.

Garage
16'1" x 8'3"
Up and over door, side window, separately fused for light and power.

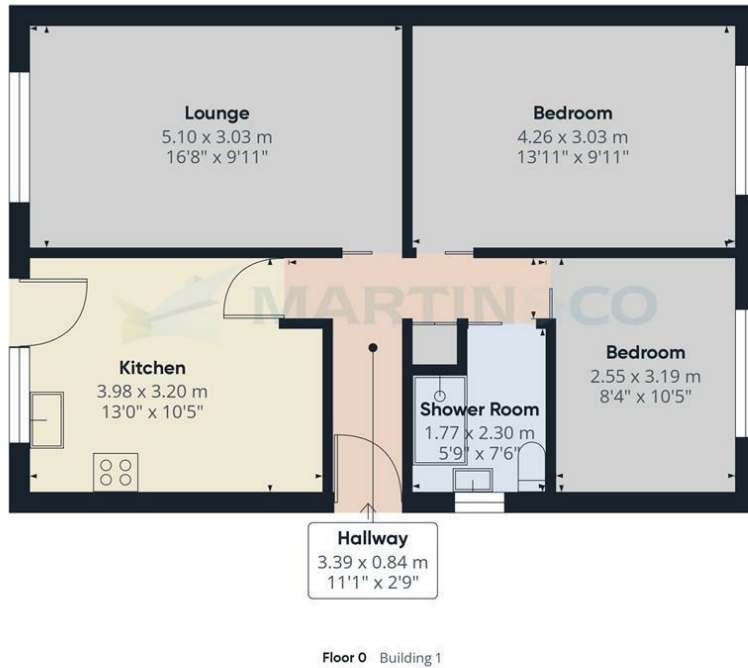
Outside
The front offers a small garden with laid stone work and planted shrubbery, long tarmac driveway suitable for multiple vehicles to park off road.
The rear boasts a private and fully enclosed South Facing garden having been landscaped with laid lawn and mature borders, decorative circular patio area and stepping stones. Water supply and lighting with gated access to the front.

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		
		82
		65
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⁾
70.79 m²
761.98 ft²

(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

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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.