



**Winthorpe Road, Lincoln**

**Asking Price £195,000**



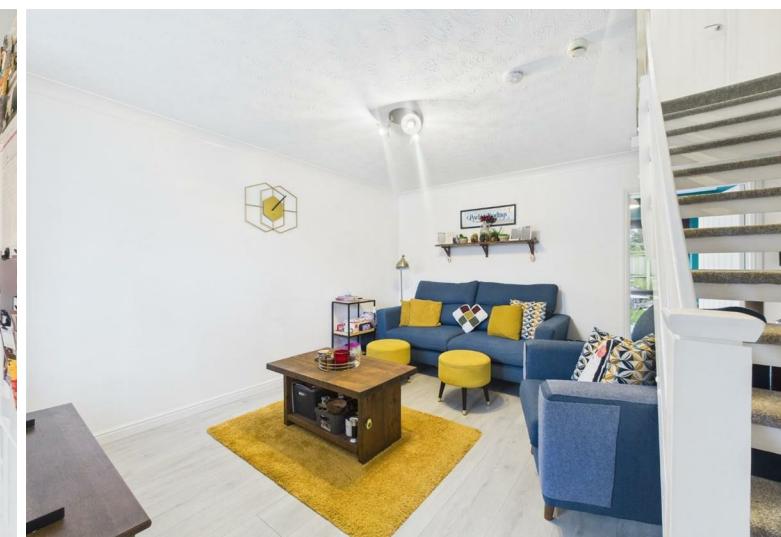
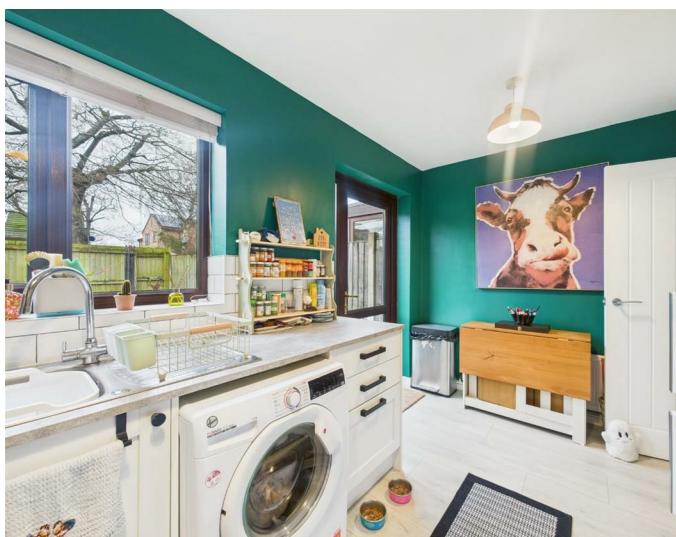
**MARTIN & CO**

Winthorpe Road, Lincoln

House - Semi-Detached  
2 Bedrooms, 1 Bathroom

Asking Price £195,000

- Ideal FTB or Investment Opportunity
- Modern and Well Presented Home
- Open Plan Living
- Driveway Parking
- Detached Garage
- Enclosed Rear Garden
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			88
(81-91) B		71	
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Two bedroom semi-detached property, modern and well presented making for an ideal starter home or investment opportunity. Comprising internally of a porch, living room and kitchen diner, two bedrooms and a bathroom. Driveway parking, enclosed rear garden and a detached garage.

Positioned just off Birchwood Avenue offering access to schooling for all ages, local amenities, shops, doctors and public transport services plus the A46 bypass road link.

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

Porch  
3'2" x 3'1"  
PVC entrance door and side window with wood effect laminate flooring.

Living Room  
13'9" x 13'0"  
PVC bay window to the front, wood effect laminate flooring, ceiling light, Drayton thermostatic control and a radiator.

Kitchen Diner  
12'11" x 7'11"  
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless



steel sink and drainer. Fitted oven with electric hob and extractor over, space and plumbing for a washing machine, further under counter appliance space plus additional space for a freestanding fridge freezer. PVC door and side panel leading out to the garden, PVC rear window, radiator, pendant fittings and the Ideal gas boiler and mains consumer unit are housed.

#### Stairs / Landing

Carpet flooring, pendant fitting, airing cupboard housing the hot water cylinder and access to the loft.

#### Bathroom

6'5" x 5'9"

Fully tiled room with a three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with bath with shower head and hose attachment.

PVC rear window, heated towel rail and a light fitting.

#### Bedroom

10'2" x 6'11"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

#### Bedroom

13'0" x 9'6" (max measurements).

PVC window to the front, carpet flooring, pendant fitting, radiator and a fitted sliding mirrored wardrobe.

#### Garage

20'1" x 8'2"

Up and over door to the front, side personnel door and window, separately fused for light and power.

#### Outside

The front is approached via a shared gravelled driveway leading to the garage, suitable for multiple vehicles to park off road.

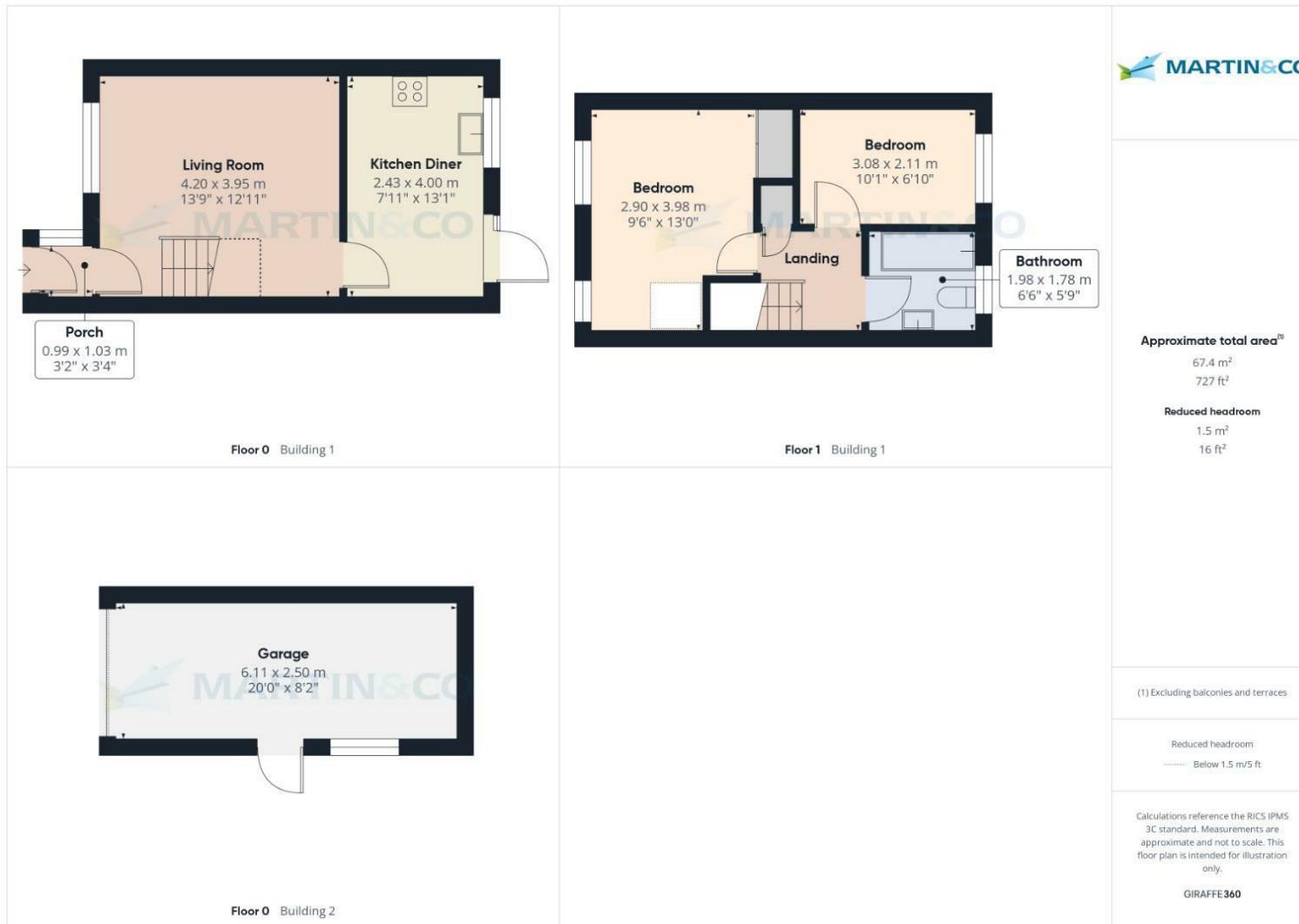
To the rear of the property is an enclosed garden with

laid lawn and gravelled areas for low maintenance, paved patio seating area, water supply and 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.



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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.

