



Gibson Road, Lincoln

£260,000


MARTIN&CO

Gibson Road, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£260,000

Date Available:
Deposit:
null

- Desirable Modern Development
- Immaculately Presented
- Open Plan Living
- Primary Bedroom with Ensuite
- Driveway Parking with Partly Converted Garage
- Landscaped Rear Garden
- Tenure - Freehold
- Service Charge - £100pa
- Council Tax Band - B
- EPC Rating - B

Immaculately presented three bedroom semi-detached home within the newly developed uphill site of Minster Fields. Comprising internally of an entrance hall with cloakroom, open plan living room into the kitchen diner with a utility area, three bedrooms, primary with ensuite and a family bathroom.



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The Minster Fields development sits to the North of Lincoln City offering easy access to the A15 and Eastern Bypass. Local amenities are in plentiful supply with various supermarkets, doctors surgery, butchers and secondary schooling all nearby.

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

Entrance Hall
Composite front entrance door, tiled flooring, radiator, pendant fitting, mains consumer unit, alarm panel, Honeywell thermostatic control and stairs rising to the first floor.

Cloakroom
6'0" x 2'10"
Low level WC and vanity wash basin, tiled flooring, PVC front window, radiator and a pendant fitting.

Living Room
15'4" x 11'11" (max measurements).
PVC window to the front, carpet flooring, radiator, pendant fitting and an under stairs storage cupboard.

Kitchen Diner
Base and eye level units with a laminated work surface, matching upstand and an inset ceramic sink and drainer. Fully fitted with a range of appliances to include a double oven, induction hob with extractor over, integrated fridge freezer and dishwasher. Tiled flooring, radiator, spot lit ceiling plus feature wall unit lighting, PVC rear window and French doors giving access to the garden. There is a fantastic utility cupboard offering space and plumbing for a washing machine, laminate work surface with matching upstand and base unit, light and extractor.

Stairs / Landing
Carpet flooring, radiator, pendant fitting, Honeywell thermostatic control and a shelved airing cupboard housing the hot water cylinder.

Bedroom
9'9" x 6'3"
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bedroom
13'0" x 8'9" (max measurements).
PVC window to the rear aspect, carpet flooring, pendant fitting, radiator and built in wardrobes.

Ensuite
7'0" x 3'9"
Low level WC, vanity wash basin and a double cubicle with thermostatic rainfall shower over and separate body sprayer. Fully tiled walls, tile effect flooring, heated towel rail, spot lit ceiling and extractor.

Bedroom
9'9" x 8'2"
PVC window to the front aspect, carpet flooring, pendant fitting, radiator and built in wardrobes.

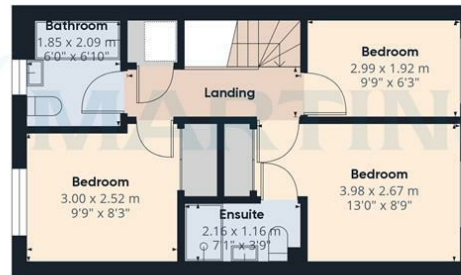


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO 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	



Floor 0



Floor 1

Approximate total area⁽¹⁾
88.96 m²
957.55 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.