



**Eastbrook Road, Lincoln**

**Asking Price £235,000**

  
**MARTIN&CO**



Eastbrook Road, Lincoln

Bungalow - Detached  
2 Bedrooms, 1 Bathroom

Asking Price £235,000

- Detached Bungalow
- Mature Residential Location
- Conservatory
- West Facing Rear Garden
- Open Plan Kitchen Diner
- Single Garage and Driveway Parking
- No Onward Chain
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - C



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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current			Current		
Potential			Potential		
84			66		



Two bedroom detached bungalow positioned within a mature residential area of Lincoln. Comprising internally of an entrance hall, kitchen diner, living room, two bedrooms, bathroom and a conservatory. Externally offering a garage, driveway parking and an enclosed rear garden. No onward chain.

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 - C  
Tenure - Freehold

#### Entrance Hall

PVC side door with wood effect laminate flooring, radiator, light fitting, Honeywell thermostat control and access to the loft. Double storage cupboard houses the mains consumer unit, gas and electric meters.

#### Bedroom

11'0" x 8'6"

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



#### Bedroom

10'3" x 9'11"

PVC window to the front, carpet flooring, light fitting and a radiator plus fitted mirrored wardrobes and chest of drawers.

#### Bathroom

8'4" x 5'10" (max measurements).

Low level WC, vanity wash basin and a panel bath.

PVC side window, vinyl flooring, heated towel rail, light fitting and a cupboard housing the Vaillant combination boiler.

#### Dining Room

8'9" x 6'8"

PVC side window, carpet flooring, radiator and a light fitting. Open plan to the kitchen.

#### Kitchen

8'8" x 6'11"

Base and eye level units are the a laminated work surface, tiled splash back and an inset stainless steel sink and drainer. Fitted oven, electric hob with extractor over plus under counter appliances spaces

to include plumbing for a washing machine. Tiled flooring, light fitting and a PVC window to the rear aspect.

#### Living Room

13'5" x 12'0"

PVC patio doors to the rear and further side PVC windows, carpet flooring, light fitting, radiator and a gas feature fire with hearth and surround

#### Conservatory

12'2" x 9'7"

Part brick, part PVC construction with French doors leading to the garden, carpet flooring and an ecovector heater.

#### Garage

16'1" x 9'5"

Up and over door to the front with a side PVC window and wooden personnel door, light and power. To the rear of the garage there is a separate brick built shed with a side door.

#### Outside

To the front is a long block paved driveway extending beyond the wrought iron gates, suitable for multiple vehicles to park off road. Pleasantly landscaped for low maintenance upkeep with a hard standing paved area and mature planted borders. Single personnel gate to the left hand side also accesses the rear. To the rear is an enclosed and private West facing garden, landscaped for low maintenance with a patio area, pathways, laid lawn and planted borders with further block paving behind the garage.

#### 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.



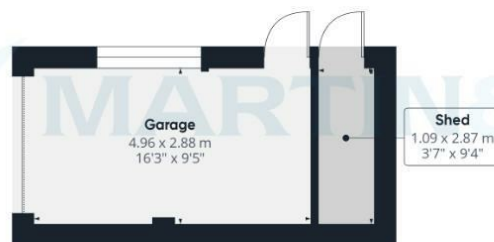








Floor 0 Building 1



Floor 0 Building 2



**Approximate total area<sup>m</sup>**

86.77 m<sup>2</sup>  
933.98 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 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.

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.