



Reynolds Drive, Lincoln

£195,000


MARTIN & CO

Reynolds Drive, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£195,000

Date Available:
Deposit:
null

- Extended Family Home
- Generous Plot
- Open Plan Kitchen Diner
- Family Room
- South West Facing Rear Garden
- No Onward Chain
- EPC Rating - C / Council Tax - A
- Tenure: Freehold

Extended and spacious three bedroom semi-detached home off Skellingthorpe Road in Lincoln. Comprising internally of an open plan kitchen diner, living room, utility area with space for a WC, family room, three bedrooms and a family bathroom. Occupying a generous plot with parking. No onward chain.



Extended and spacious three bedroom semi-detached home off Skellingthorpe Road in Lincoln. Comprising internally of an open plan kitchen diner, living room, utility area with space for a WC, family room, three bedrooms and a family bathroom. Occupying a generous plot with driveway parking for multiple vehicles and a good sized rear garden with outbuildings. Sold with no onward chain.

Reynolds Drive is situated close to local amenities and schooling, a regular bus service into the city centre and access to nearby road and rail links. Located nearby is Boultham Park and Hartsholme Park to enjoy idyllic walks.

Entrance Hall
Carpet flooring, radiator, light fitting, fitted storage and stairs rising to the first floor. Understairs storage cupboard contains the mains consumer unit and meters.

Living Room
Carpet flooring, light fitting, radiator, fitted storage and fireplace surround.

Family Room
PVC patio doors to the rear plus windows to the rear and side, tiled flooring, spot lit ceiling and a radiator.

Kitchen Diner
Base and eye level units with roll edge work surfaces to incorporate a breakfast bar, inset composite sink and drainer plus tiled splash backs. Space for a range cooker, under counter space for a dryer plus further space for a freestanding fridge freezer. PVC windows to the front and side, tiled flooring, radiator and ceiling lighting.

Utility Room
Eye level and floor standing units. Space and plumbing for a washing machine, tiled flooring, ceiling lighting, PVC doors to the front and rear. WC has fixtures present but not connected.

Stairs / Landing
PVC window to the side, carpet flooring, airing cupboard housing the Worcester combination boiler plus access to the loft via a pull down ladder.

Bathroom
Three piece suite with a low level WC, pedestal wash basin and a panel bath with mains fed shower over. Tiled flooring, PVC windows to the side, heated towel rail, ceiling lighting and a storage cupboard.

Bedroom
Carpet flooring, PVC rear window, light fitting, radiator and a built in storage cupboard.

Bedroom
Carpet flooring, PVC rear window, pendant fitting, radiator, built in storage cupboard and fitting sliding wardrobes.

Bedroom
Carpet flooring, PVC front window, pendant fitting, radiator and a built in storage cupboard.

Outside
To the front is a concrete driveway suitable for up to four vehicles to park off road, low maintenance with artificial lawn and gravelled areas, power and water supply. The rear garden is South West facing, split level with pathways, lighting and water supply. Two brick outbuildings for storage.

Solar Panels
Ecovision solar panels are in place with a 25 year lease from 2012 for renewable energy.

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.

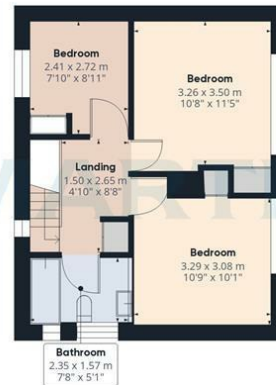
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	79
England & Wales	EU Directive 2002/91/EC	

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⁾
110.5 m²
1189.36 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.

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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.