



Snowdon Close, Lincoln

Guide Price £230,000

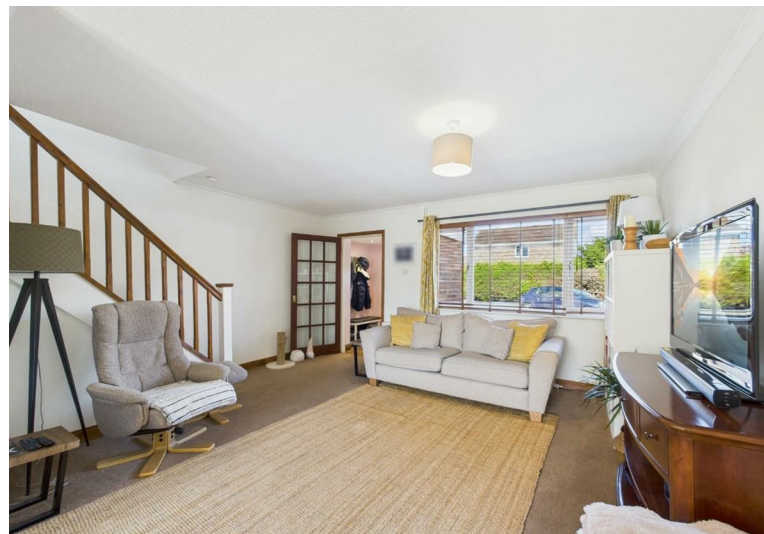

MARTIN&CO

Snowdon Close, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

Guide Price £230,000

- Well Presented Family Home
- Modern Fitted Kitchen
- Open Plan Living Diner
- Downstairs Cloakroom
- South Facing Rear Garden
- Driveway Parking
- Attached Garage
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	74		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Three bedroom semi-detached home situated within the popular Brant Road area being close to local amenities and schooling. Comprising internally of a porch, open plan living diner, modern fitted kitchen, cloakroom and integral garage, three bedrooms and a family bathroom. Sold with no onward chain.

Brant Road is situated close to local amenities to include shops, schooling, doctors surgery and transport links including a regular bus service.

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

Agent Note-
Tenants in situ until 04/01/2026. Will be sold with vacant possession from this date onwards.

Entrance Porch
5'9" x 3'10"
PVC front door, vinyl flooring and a spot lit ceiling.

Living Room
15'2" x 12'8"
PVC window to the front, carpet flooring, radiator, pendant fitting and a Honeywell thermostatic control.
Stairs rising to the first floor.



Dining Room

13'3" x 8'2"

Open plan from the Living Room with tiled flooring, light fitting, radiator and sliding patio doors to the rear.

Kitchen

13'9" x 11'7"

High gloss base and eye level units with laminated works surfaces incorporating a breakfast bar, matching upstand and an inset stainless steel sink and drainer. Fully fitted to include a Rangemaster five ring stove, space and plumbing for both a washing machine and dishwasher plus further space for a freestanding fridge freezer. Tile effect vinyl flooring, PVC windows and door to the rear garden, spot lit ceiling and feature plinth lighting. Under stairs storage cupboard housing the mains consumer unit plus separately the electric meter is housed opposite the cloakroom.

Cloakroom

4'10" x 3'11"

Low level WC, wall mounted vanity wash basin, radiator, tile effect vinyl flooring and a light fitting.

Stairs / Landing

PVC side window, carpet flooring, pendant fitting, shelved airing cupboard with a radiator. Access to the loft via a pull down ladder which houses the Vokera combination boiler.

Bathroom

6'10" x 6'1"

Fully tiled room with a low level WC, pedestal wash basin and a panel bath with electric shower over. PVC rear window, radiator, light and extractor.

Bedroom

12'4" x 8'8"

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

Bedroom

13'3" x 8'8"

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

Bedroom

10'4" x 6'2"

Currently utilised as a dressing room with a PVC window to the front, carpet flooring, radiator and a

pendant fitting. Over stairs storage space ideal for hanging clothes.

Garage

13'11" x 7'4"

Electric roller door to the front, light and power. Personnel door to the rear giving access from the kitchen.

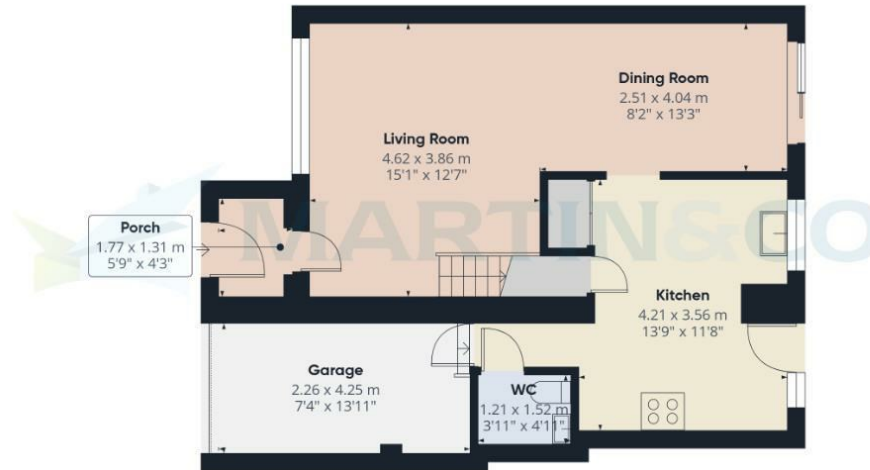
Outside

To the front is a concrete and gravelled driveway suitable for multiple vehicles to park off road. To the rear is a South Facing, fully enclosed garden being mostly laid to lawn with gravelled borders and two patio areas. Further offering outside power, water supply and a shed which is included within the sale.

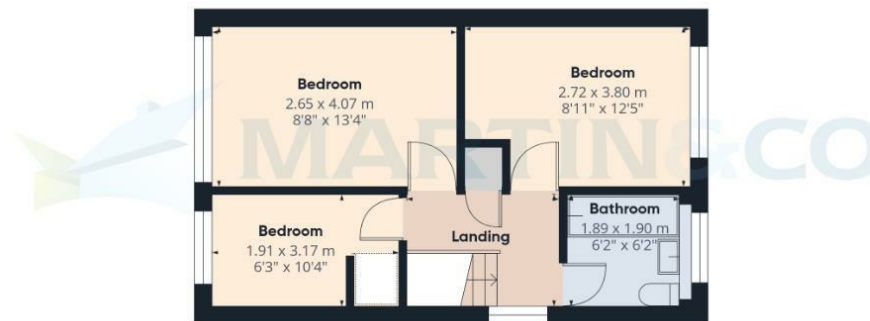
Fixtures & Fittings.

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



Floor 1



Approximate total area⁽¹⁾

93.5 m²
1007 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.