



**St. Claires Court, Lincoln**

**£120,000**

  
**MARTIN&CO**



St. Claires Court, Lincoln

Bungalow

1 Bedrooms, 1 Bathroom

£120,000

Date Available:

Deposit:

null

- A-Rated Home
- Eco Friendly
- Air-Source Heating and Solar Panels
- Retirement Living for the Over 55's
- Warden Supported Development
- Off Road Parking
- Communal Garden
- Tenure - Freehold (assumed)
- Service Charge - £192.50 pcm
- EPC Rating - A / Council Tax Band - A

A-Rated Eco Friendly One bedroom semi-detached bungalow situated in a warden supported development for the over 55's being ideal for retirement living. Excellently located within the popular residential area of Birchwood. Sold with no onward chain.





One bedroom semi-detached bungalow situated in a warden supported development for the over 55's being ideal for retirement living. Excellently located within the popular residential area of Birchwood having a wealth of amenities close by and only a short drive in Lincoln City Centre itself plus a regular bus service is also available. Internally comprising of an entrance hall, shower room, living room, bedroom and a fitted kitchen. The property further benefits from air source heating and solar panels, off road parking and access to a communal garden to the rear.

The agent hasn't been notified of any issues with potential impact on the property. The agent has not seen sight of the title registration so the title is assumed as freehold only. The solar panels and heat pump are also assumed owned. We recommend buyers to seek legal advice and to carry out their own due diligence on this matter.

EPC Rating - A  
Council Tax Band - A  
Service Charge - £192.50 pcm

Draft Particulars  
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

Entrance Hall  
PVC entrance door, carpet flooring, pendant fitting, access to the loft and a storage cupboard housing the Tempest heat pump cylinder with controls and the Solar Power PV Inverter.

Shower Room  
7'8" x 5'9"  
Low level WC, pedestal wash basin and a double cubicle housing the Triton electric shower. Tile effect vinyl flooring, PVC front window, radiator, light and extractor.

Living Room  
13'9" x 11'11"  
PVC window to the front, carpet flooring, light fitting and a radiator.

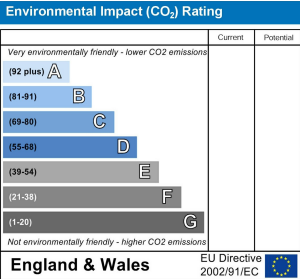
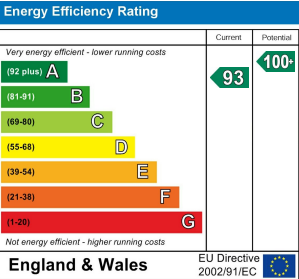
Bedroom  
11'9" x 10'0"  
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

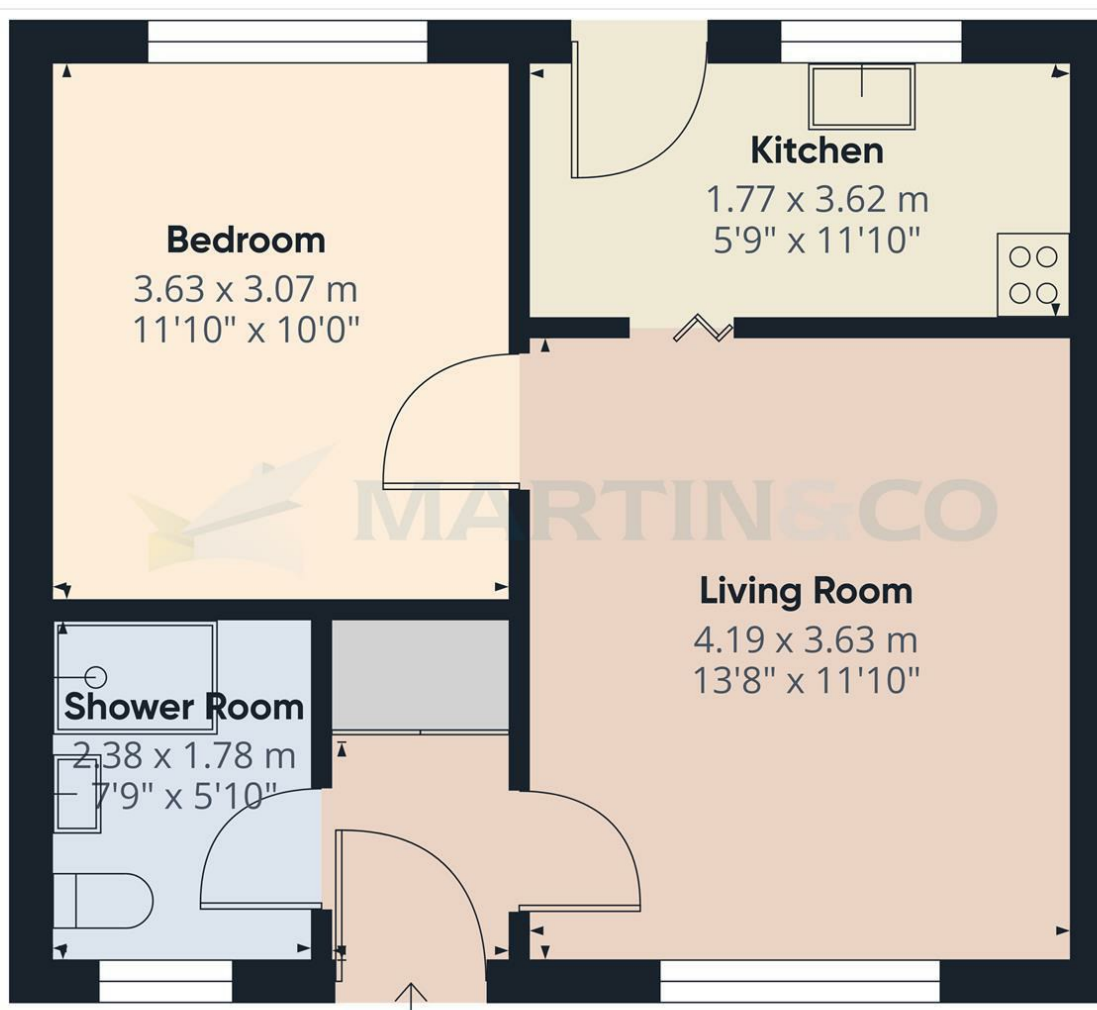
Kitchen  
11'10" x 5'9"  
Base and eye level units with quartz work surfaces, tiled splash backs and an under mount stainless steel sink with drainer grooves. Space for a freestanding cooker, fitted extractor over, space and plumbing for a washing machine with further space for a fridge freezer. Wood effect vinyl flooring, PVC rear door and window, radiator, mains consumer unit, light and extractor.

Outside  
To the front is a small laid with gravel border, lighting and steps with handrails to the property.  
The rear offers a patio area, with planted borders and a shed included within the sale. There is gated access to the side, water supply and an awning over the rear door. All of the grounds are externally are classified as communal.

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.

Service Charge / Agent Note





**Approximate total area<sup>(1)</sup>**  
40.3 m<sup>2</sup>  
434 ft<sup>2</sup>

(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

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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.

