

**Brancaster Drive, Lincoln**

**Asking Price £190,000**

**MARTIN & CO**

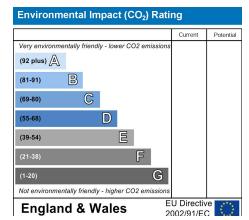
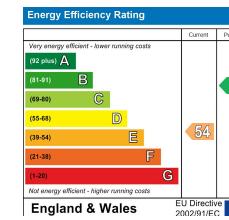




House - Semi-Detached  
3 Bedrooms, 1 Bathroom

Asking Price £190,000

- Bay Fronted Home
- Popular Location
- Spacious Reception Rooms
- Modern Bathroom
- Driveway Parking
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - B / EPC Rating - E



## Summary

Three bedroom bay fronted semi-detached family home situated just off Boultham Park Road. Internally comprising of an entrance hall, living room, dining room and kitchen, three bedrooms and a bathroom. Front and rear gardens, being sold with no onward chain.

Boultham Park Road gives easy access to schooling, local shops and amenities as well as access to into the city centre.

EPC Rating - E

Council Tax Band - B

Tenure - Freehold

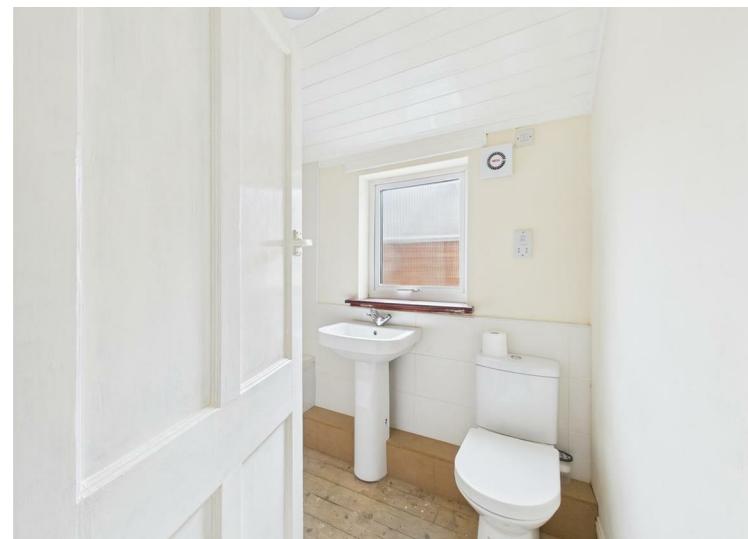
## Entrance Hall

PVC front door leading into wooden-floored entrance hall, high ceilings with decorative coving, pendant light fitting, thermostat for heating, radiator, doors to access both reception rooms and stairs leading up to the first floor.



## Living Room

11'3" x 14'1" (max measurements). 3-piece full-height PVC bay window to front aspect, wooden glazed French doors leading into the dining room, gas fire, wooden floor, radiator and a pendant light fitting.



### Dining Room

11'6" x 12'2" (max measurements).

PVC French doors leading out to garden patio area, PVC window to side aspect, wooden floor, gas fire with a stone inset, radiator and a pendant light fitting.

### Kitchen

16'8" x 6'11"

A sizable kitchen with a mixture of both eye-level and base units with panelled doors, rolled-edge worktops incorporating a breakfast bar-style seating area and tiled splash-back, plumbing and room for both a washing machine and tumble dryer, an integrated electric oven and 4-burner gas hob. Separate electric extractor fan, stainless steel sink and drainer with mixer taps, an ideal classic boiler, Danfoss heating and hot water control unit, radiator. PVC window to rear aspect, then a further PVC door and separate window to side aspect. Laminate floor, access to understairs storage which houses the fuse board and electric meters. The property boasts a brand new, fully fitted electrical installation, NICEIC approved plus TRVs on each radiator.

### Stairs / Landing

Airing cupboard with wooden shelves housing the hot water cylinder and boiler control box, wooden floor and banisters.

### Main Bedroom

14'8" x 11'0"

PVC windows to front aspect overlooking the drive, radiator, wooden floors and a pendant light fitting.

### Bedroom 2

12'6" x 9'0"

PVC window to rear aspect overlooking the garden, wooden floors, radiator and pendant light fitting

### Bedroom 3

8'6" x 7'5"

PVC window to rear aspect overlooking the garden, radiator, wooden floor and a pendant light fitting.

### Bathroom

8'1" x 5'6"

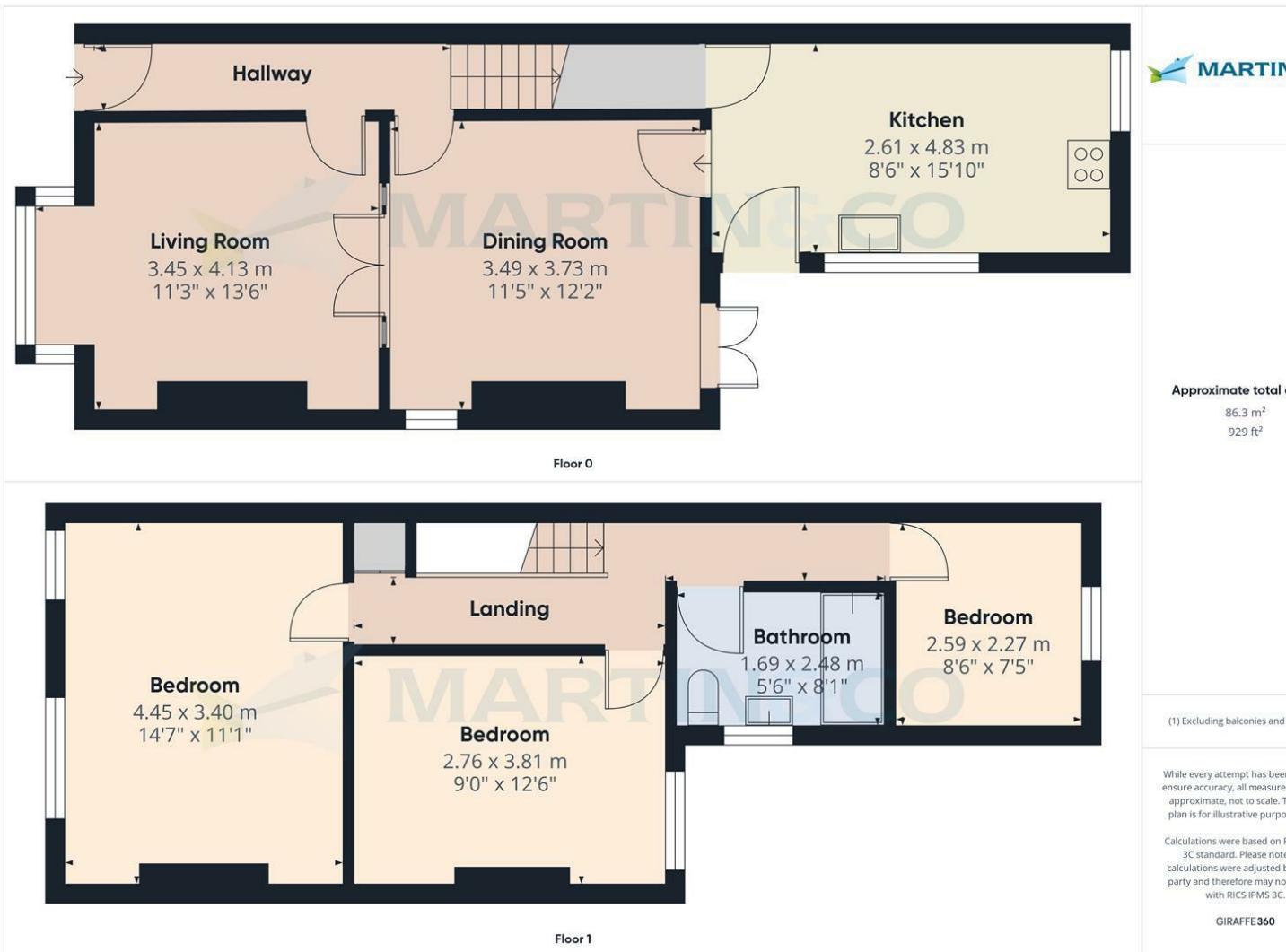
The 3-piece suite comprises of a P-shaped bath with a Mira electric shower above and glass shower screen with tiled walls, hand wash basin with mixer taps and close-coupled toilet. Extractor fan and PVC window with obscured glass to the rear aspect, wooden floor, radiator and a light fitting.

### Outside

A sizable private garden, mainly gravelled, incorporating a slabbed patio area outside the back door. To the front is a garden and off road parking for multiple vehicles.

### 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.



Martin & Co Lincoln Lettings

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>

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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.

