



29 RISEHOLME ROAD
LINCOLN, LN1 3SN

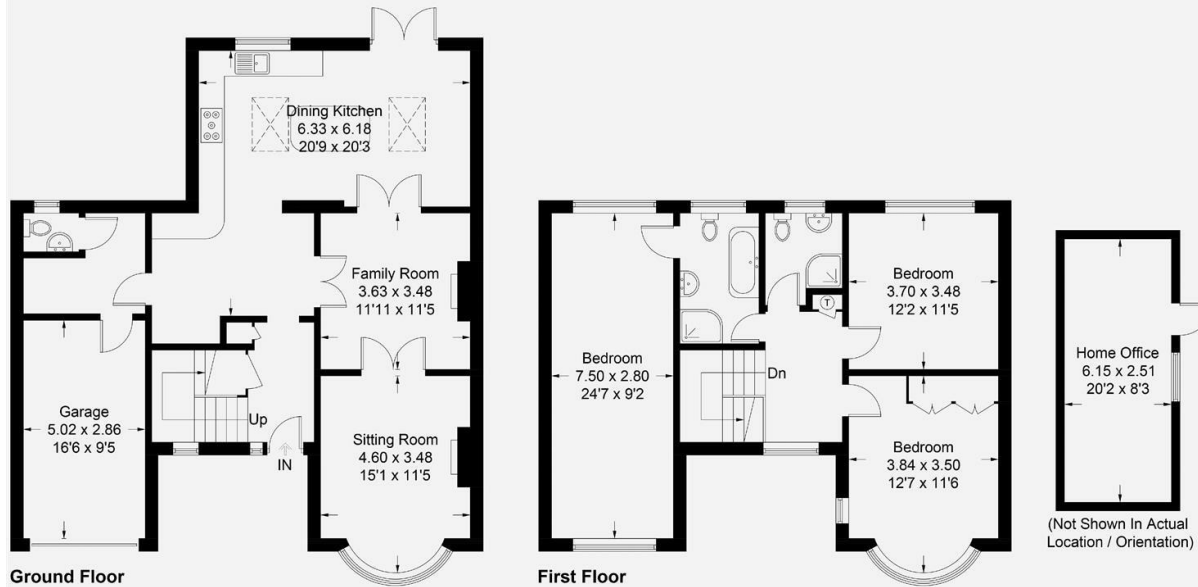
£435,000
FREEHOLD

This is a very well presented, detached family residence, situated in the uphill area of the city, close to the historic Castle & Cathedral district, within easy access to the city centre and A46 bypass providing routes to other areas of the city, surrounding villages and the A1. Accommodation comprises; entrance hall, living dining kitchen, sitting room, family room, utility, cloakroom; three bedrooms with en-suite to master and family bathroom. The property provides ample off street parking to the frontage and access to the integral garage. There is a good size rear garden together with an exterior home office/leisure space.

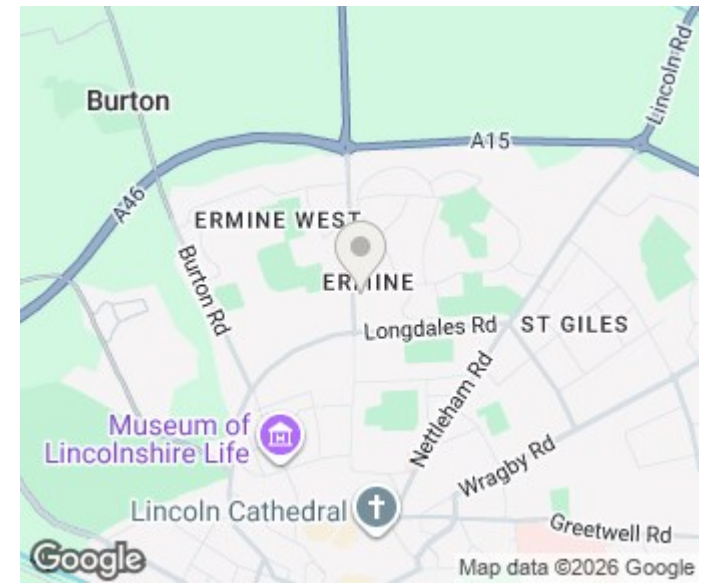


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Approximate Gross Internal Area
 Ground Floor = 96.0 sq m / 1,033 sq ft
 First Floor = 71.5 sq m / 770 sq ft
 Home Office = 15.4 sq m / 166 sq ft
 Total = 182.9 sq m / 1,969 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: **Council Tax Band:** C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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