

FOR SALE



Spilsby Close, Lincoln
Asking Price Of £150,000


MARTIN&CO



Spilsby Close, Lincoln

2 Bedrooms, 1 Bathroom

Asking Price Of £150,000

- End of Terrace Home
- Modern Kitchen
- Conservatory
- Driveway Parking
- Front and Rear Gardens

Two bedroom starter home making for an ideal FTB purchase or investment opportunity. Benefits include a modern high gloss kitchen, conservatory, enclosed rear garden and driveway parking. No onward chain.

Comprising internally of an entrance porch, lounge, kitchen and conservatory with two bedrooms and a bathroom to the first floor.

Doddington Park (LN6) is a popular location for nearby amenities to include shops, public houses, schooling and transport links in and out of the city.

PORCH PVC front entrance door and side window with wood laminate flooring.

LOUNGE 14' 6" x 11' 1" (4.445m x 3.395m) PVC bay window to the front aspect, wood laminate flooring, radiator, electric feature fire, ceiling lighting and stairs rising to the first floor.



KITCHEN 11' 0" x 7' 3" (3.374m x 2.216m) Modern high gloss base and eye level units with soft close finishing, roll edge worksurfaces and inset stainless steel sink and drainer with a tiled splash back. Integrated electric double oven with gas hob and extractor over, space and plumbing for a dishwasher and further space for a fridge freezer. Tiled flooring, spot lit ceiling, radiator, wall mounted Baxi boiler with controls and fuse box housed plus a PVC double glazed door and window to the rear.

CONSERVATORY 12' 5" x 10' 1" (3.787m x 3.098m) Part PVC, part brick construction with access to the garden, laminate flooring, pendant fitting, radiator and plumbing for a washing machine.

STAIRS / LANDING Carpet flooring, pendant fitting, water tank cupboard and loft hatch access.

BEDROOM 11' 1" x 8' 3" (3.399m x 2.516m) Two PVC double glazed windows to the front aspect, laminate flooring, radiator, pendant fitting and an integrated cupboard with fitted wall safe.

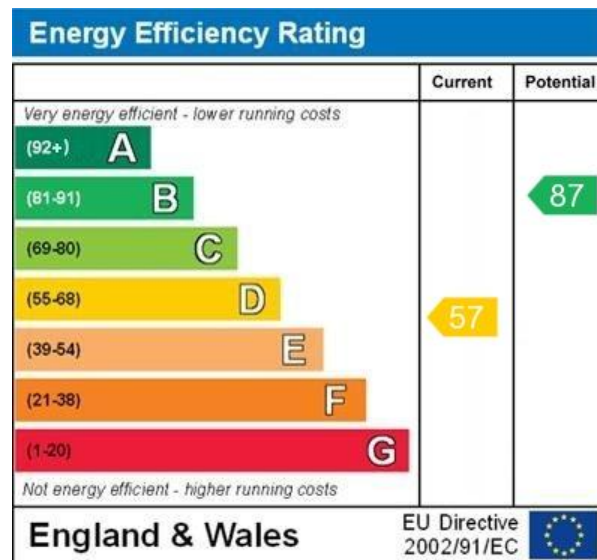
BEDROOM 7' 3" x 6' 1" (2.218m x 1.874m) PVC double glazed window to the rear aspect, carpet flooring, radiator and a pendant fitting.

BATHROOM 8' 4" x 4' 8" (2.551m x 1.425m) max measurements. Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with electric shower over. Laminate flooring, heated towel rail, partly tiled walls, PVC double glazed window to the rear, spot lit ceiling and extractor.

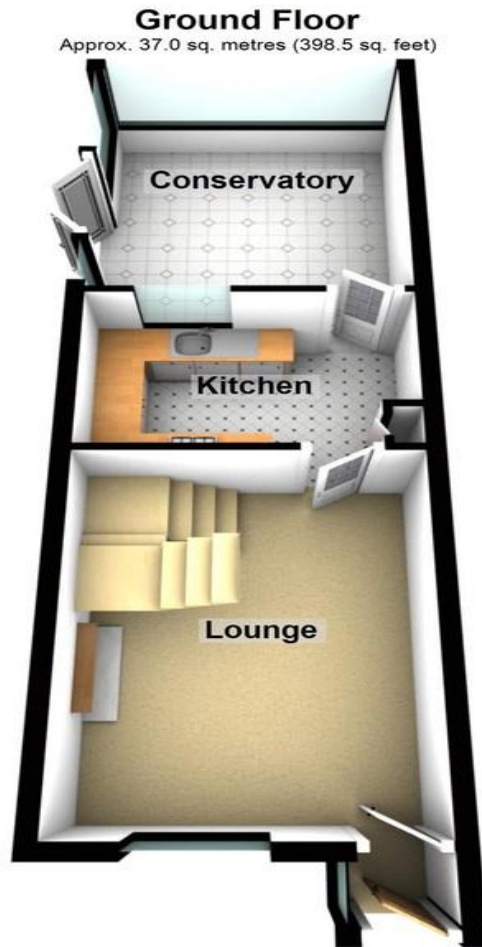


OUTSIDE To the front offers a gravel and concrete driveway suitable for two vehicles to park off road, laid lawn and pathways with gated access leading to the rear. The rear boasts a fully enclosed and private garden with a laid lawn and patio area with a further raised patio. Water supply and a shed is included with 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.



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Total area: approx. 60.1 sq. metres (647.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Martin & Co Lincoln

33 The Forum • North Hykeham • Lincoln • LN6 8HW
T: 01522 503727 • E: 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.