

FOR SALE



Constance Avenue, Lincoln
Guide Price £270,000 - £280,000

MARTIN&CO



Constance Avenue, Lincoln

3 Bedrooms, 1 Bathroom

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- Tastefully Refurbished
- Fitted Kitchen with Appliances
- Open Plan Living
- Utility with Cloakroom
- Modern Bathroom
- Full Electrical Rewire
- Driveway Parking
- Integral Garage
- Enclosed Rear Garden
- Sought After Location

£270,000 to £280,000 (Guide Price) Three Bedroom Detached Family Home having been refurbished throughout by the current owners, situated within a mature residential area to the south side of Lincoln. Ideally situated to access local amenities and schooling of all ages. Must view to fully appreciate.

The property is close to amenities including The Forum shopping precinct and further large supermarket chains plus schooling of all ages. North Hykeham benefits from road and rail links to include public transport available into the city centre.

PORCH PVC front entrance with laminate flooring.

ENTRANCE HALL Composite entrance door and PVC window, laminate flooring, pendant fitting, radiator and a storage cupboard. Stairs rising to the first floor with a second storage cupboard below.



LOUNGE 15' 4" x 12' 5" (4.675m x 3.789m) PVC window to the front aspect, laminate flooring, light fitting and a radiator.

KITCHEN 10' 0" x 9' 10" (3.057m x 3.022m) Base units with square edge work surfaces, complimentary splashback and inset one and a half bowl composite sink with drainer. Integrated appliances to include an electric oven, hob and extractor over, slimline dishwasher and fridge. PVC window to the rear, light fitting and laminate flooring. Tall pantry style storage cupboard and PVC door leading to the utility room.

DINING AREA 10' 9" x 10' 7" (3.300m x 3.232m) PVC French doors to the rear, light fitting, laminate flooring and a radiator.

UTILITY ROOM 9' 7" x 8' 6" (2.929m x 2.604m) max measurements. Matching base unit and worksurface with space and plumbing below for a washing machine plus further space for a freezer or condensing dryer. Tiled flooring, pendant light fitting, window to the side and a composite door to the rear. Wall mounted Ideal combination boiler and wireless control unit, radiator and personnel door allowing access into the garage.

CLOAKROOM 4' 11" x 3' 2" (1.511m x 0.977m) Low level WC, wall mounted vanity sink, tiled flooring and partially tiled walls, light fitting and PVC window to the rear.

STAIRS / LANDING Carpet flooring, PVC window to the side and access to the loft housing a pull down ladder and partial boarding.



BATHROOM 7' 10" x 6' 7" (2.403m x 2.013m) Low level WC, wall mounted vanity sink and a panel bath with a mains fed rainfall showerhead and handheld shower head sprayer. Laminate flooring, fully tiled walls, heated towel rail, PVC window to the rear, light and extractor.

BEDROOM 12' 5" x 11' 8" (3.808m x 3.574m) PVC window to the rear, carpet flooring, radiator and a pendant light fitting.

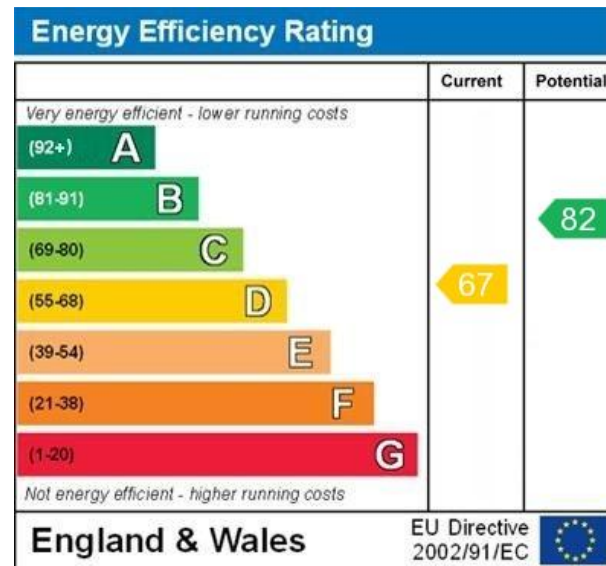
BEDROOM 14' 3" x 12' 5" (4.358m x 3.803m) PVC window to the front, carpet flooring, radiator and a pendant light fitting.

BEDROOM 8' 0" x 7' 11" (2.455m x 2.428m) PVC window to the front, carpet flooring, radiator and a pendant light fitting.

GARAGE 16' 4" x 9' 2" (4.990m x 2.795m) Up and over door to the front with an integral personnel door giving access to the utility room. Side window, housed meters, mains consumer unit, light and power.

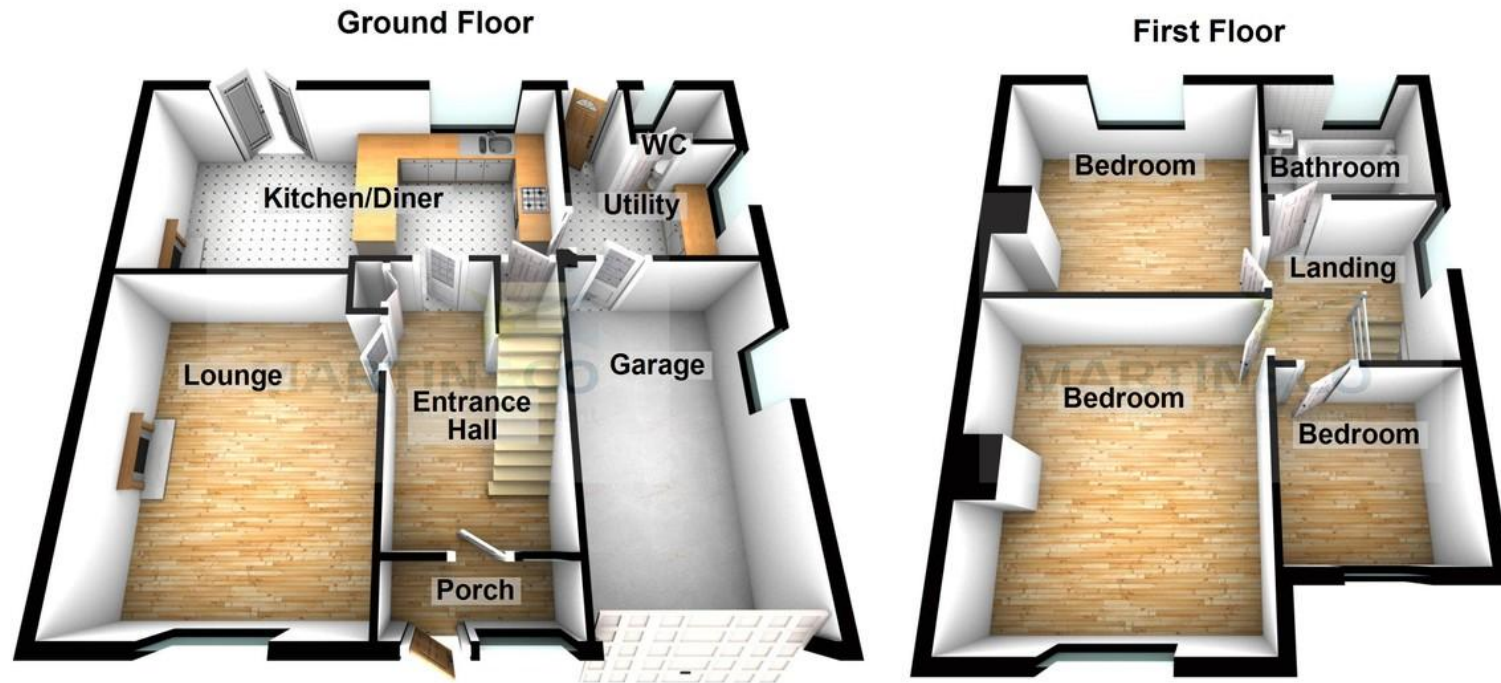
OUTSIDE To the front is a block paved driveway and gravelled area allowing for additional parking where required plus mature planted borders. Gated access leads to the rear. The rear offers a fully enclosed garden being mainly laid to lawn with mature borders and pathways.

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.



WWW.EPC4U.COM





Martin & Co Lincoln

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