



3a St Johns Road, Lincoln







## 3a St Johns Road, Lincoln

A deceptively spacious detached bungalow situated on a quiet street within easy reach of Lincoln's historic Bailgate area.

The property comprises of an entrance hall, large living / dining room, breakfast kitchen, conservatory, utility, master bedroom with en-suite, two further bedrooms and a bathroom.

Outside the property is accessed via a block paved driveway which leads to a detached garage. The rear garden is paved with a summer house.



### ACCOMMODATION

#### Ground Floor

##### Main Entrance Hall

Entrance door to side, cloaks cupboard, airing cupboard housing hot water cylinder, loft access, coving to ceiling, two radiators.

##### Living / Dining Room

Double glazed windows to side and rear, fireplace, coving to ceiling, two radiators, sliding doors opening into:

##### Conservatory

With double glazed windows, doors leading to rear garden, tiled flooring.

##### Breakfast Kitchen

Double glazed window to rear, one and a half stainless steel drainer sink, preparation work surfaces, base and eye level storage units, integrated four ring gas hob with oven below and extractor over, space for fridge freezer and dishwasher, tiled splash backs, coving to ceiling, radiator.

##### Utility

Entrance door and double glazed window to side, worktop, space and plumbing for washing machine, base level storage units, wall mounted central heating boiler, coving to ceiling, radiator.

##### Bedroom One

Double glazed window to front, coving to ceiling, radiator.

##### En Suite

Double glazed window to side, WC, pedestal wash basin with tiled splash backs, shower cubicle, extractor, coving to ceiling, radiator.

##### Bedroom Two

Double glazed window to front, coving to ceiling, radiator.

##### Bedroom Three

Double glazed window to front, coving to ceiling, radiator.

##### Bathroom

Double glazed window to side, WC, pedestal wash basin, bath with wall mounted shower over and shower screen, coving to ceiling, radiator.

### OUTSIDE

To the front is a block paved driveway providing parking spaces, this leads to a detached garage with up and over door to front, window to side and personnel door to rear. The front garden is paved with decorative shrubs, whilst side access leads to an enclosed paved rear garden with summer house, decorative shrubs, pond and fenced perimeter.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### COUNCIL TAX BAND

The property is in Council Tax Band D

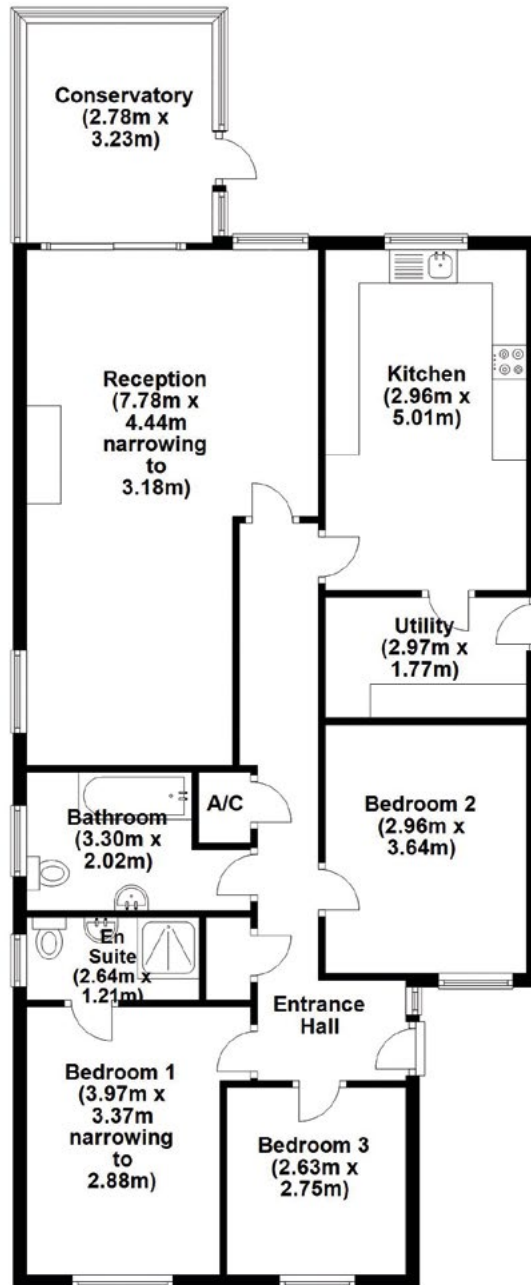






### Ground Floor

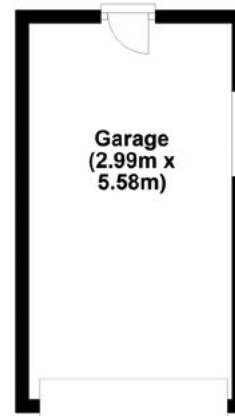
Approx. 113.9 sq. metres (1226.4 sq. feet)



Total area: approx. 113.9 sq. metres (1226.4 sq. feet)

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Approx. 16.7 sq. metres (179.9 sq. feet)



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Awaiting Title Plan



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

Awaiting EPC

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average

POSTCODE: LNI 3DR

AGENT

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Professional advice & services for  
**PROPERTY | BUSINESS | PLANNING | ENERGY**

#### IMPORTANT NOTICE

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