

**FOR SALE**



**Worcester Close, Lincoln, LN6**  
**Asking Price Of £230,000**

  
**MARTIN&CO**



# Worcester Close, Lincoln, LN6

Asking Price Of £230,000

- Detached Bungalow
- Generous Private Plot
- Cul-De-Sac Position
- Popular Location
- Conservatory

Detached bungalow tucked neatly into the corner of a mature and well established cul-de-sac within the ever popular location of Doddington Park. Occupying a generous and private plot, this property benefits from a conservatory, long driveway, well maintained gardens and a garage. No onward chain.

The property has local amenities only a short walk away to include primary schools, shops and a regular bus service with access also to the A46 bypass.

PORCH PVC entrance door with PVC side window and carpet flooring. Glazed door into the lounge.

LOUNGE 14' 3" x 13' 4" (4.354m x 4.073m) PVC box bay window to the front aspect, carpet flooring, radiator, light fitting, hearth and surround.

DINING ROOM 10' 10" x 8' 11" (3.323m x 2.721m) Carpet flooring, light fitting, radiator and patio doors to the rear leading to the conservatory.



**KITCHEN** 11' 0" x 7' 10" (3.376m x 2.400m) Base and eye level units with roll edge work surfaces, tiled splash back and inset stainless steel sink and drainer. Space for a freestanding gas cooker with extractor over, fridge freezer and plumbing for a washing machine. Vinyl flooring, pendant fitting, PVC window to the rear with PVC door to the side, wall mounted Worcester boiler and mains consumer unit housed.

**CONSERVATORY** 11' 5" x 10' 5" (3.483m x 3.184m) Part brick, part PVC construction with tiled flooring, ceiling fan and doors to the garden.

**HALL** Carpet flooring, pendant fitting, loft hatch access, airing cupboard housing the hot water cylinder and digital controls.

**BEDROOM** 10' 9" x 10' 1" (3.293m x 3.095m) measured to fitted wardrobes PVC window to the front aspect, carpet flooring, radiator, pendant fitting, fitted wardrobes and bed surround.

**BEDROOM** 9' 1" x 8' 6" (2.775m x 2.603m) PVC window to the rear aspect, carpet flooring, radiator, pendant fitting and sliding fitted mirrored wardrobes.

**SHOWER ROOM** 6' 6" x 5' 9" (2.005m x 1.771m) Three piece suite comprising of a low level WC, pedestal wash basin and an electric fed shower cubicle. Vinyl flooring, PVC window to the side aspect, light and extractor.

**GARAGE** 17' 3" x 8' 2" (5.266m x 2.495m) Up and over door to the front with a side window, light and power.

**OUTSIDE** The front garden offers a pleasant lawn with shrub borders. Long gravelled driveway suitable for multiple vehicles to park off road leading to the rear garden and garage. The rear garden is private and low maintenance with gravelled and patio areas, shrub borders and a garden shed.

**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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.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.