

FOR SALE



Westwick Gardens, Lincoln
Asking Price Of £175,000


MARTIN & CO



Westwick Gardens, Lincoln

5 Bedrooms, 2 Bathrooms

Asking Price Of £175,000

- Extended Family Home
- Bedrooms on All Levels
- Spacious Living Accommodation
- South East Facing Rear Garden
- Gas Central Heating

Extended five bedroom terraced home within a popular residential location to the South of Lincoln. Comprising internally of an entrance hall, ground floor bedroom, shower room, lounge and kitchen with three bedrooms and a bathroom to the first floor and a further bedroom to the second floor.

ENTRANCE HALL Glazed wooden entrance door onto tiled flooring, two light fittings, radiator, Honeywell thermostatic control and mains consumer unit. Stairs rising to the first floor with a double glazed window to the side plus space and plumbing for both a washing machine and tumble dryer.

BEDROOM 11' 5" x 9' 7" (3.484m x 2.942m) Double glazed window to the front aspect, laminate flooring, pendant fitting, radiator and wall mounted Vaillant combination boiler.

SHOWER ROOM 7' 5" x 2' 8" (2.283m x 0.821m) Fully tiled room with a suite comprising of a low level WC, vanity sink and mains fed shower cubicle. Two double glazed windows to the side and a light fitting.

LOUNGE 14' 5" x 11' 2" (4.418m x 3.418m) max measurements. Pendant fitting, two radiators and tiled flooring.



KITCHEN 15' 2" x 12' 1" (4.638m x 3.698m) Base and eye level units with wood worksurfaces and an island, tiled splashback and inset stainless steel sink. Spot lit ceiling, tiled flooring, double glazed French doors and windows to the rear aspect and a pantry cupboard. Space for a cooker to be fitted with an extractor over plus further space for a freestanding fridge freezer.

STAIRS/LANDING Laminate flooring, light fitting and a shelved storage cupboard.

BATHROOM 7' 8" x 4' 11" (2.340m x 1.510m) Fully tiled room with a low level WC, vanity sink and panel bath with shower head and hose attachment. Double glazed window to the rear aspect, radiator, light and extractor.

BEDROOM 11' 2" x 8' 0" (3.415m x 2.460m) Double glazed window to the rear aspect, laminate flooring, pendant fitting and a radiator.

BEDROOM 8' 2" x 8' 0" (2.498m x 2.449m) Double glazed window to the rear aspect, laminate flooring, pendant fitting and a radiator.

HALL Laminate flooring with stairs rising to the second floor.

BEDROOM 11' 1" x 9' 8" (3.399m x 2.954m) Double glazed window to the front aspect, laminate flooring, light fitting and a radiator.

STAIRS Carpet flooring.

BEDROOM 16' 0" x 9' 7" (4.902m x 2.937m) max measurements. Laminate flooring, two rear skylights and an integrated storage cupboard.

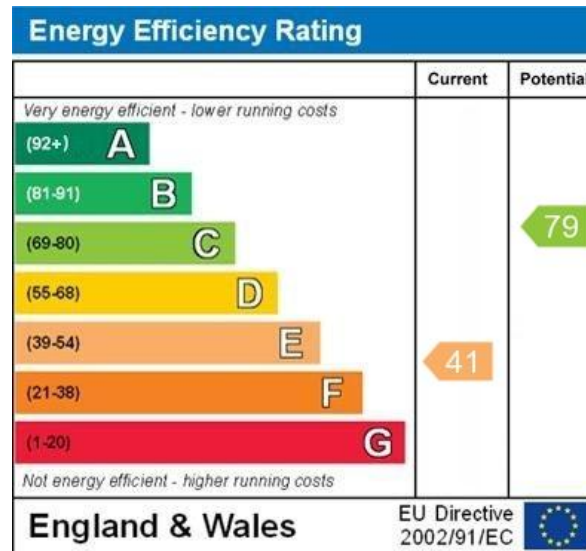


OUTSIDE To the front is a gated garden, with the potential for off road parking use subject to local authority consent and the implementation of a dropped kerb. Gated access leads through a shared passage to the rear.

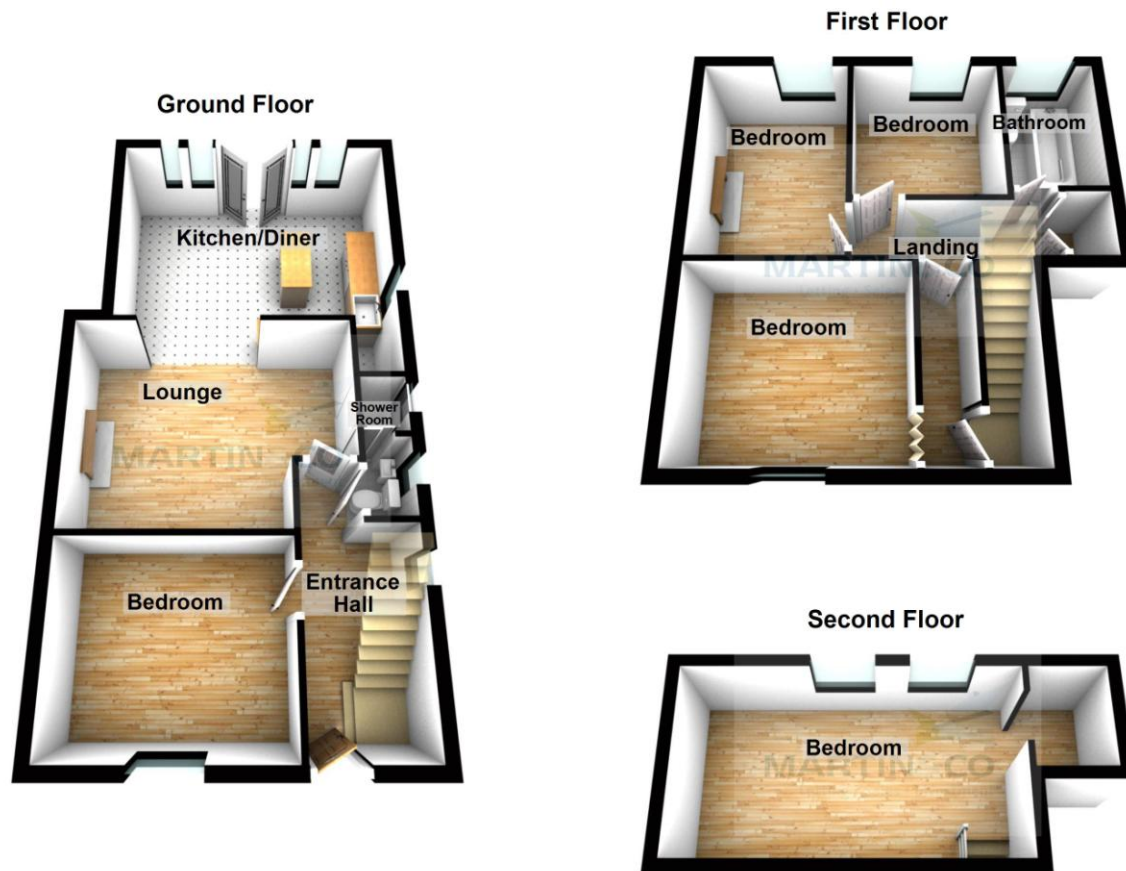
The rear boasts a south east facing fully enclosed garden with laid lawn, patio and pathways, water supply and a fish pond. A large shed is positioned to the rear of the garden with light and power.

Please note, the PV panels are not included within 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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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.