



55, Sixfield Close

| Lincoln | LN6 0EJ

Offers Over £125,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

55

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Perfect Starter Project for someone who wants a Competitively Priced Home that they can put their own stamp onto. This home has been Cherished for many years but is now ready to Re-Loved by a new owner. It is in a Cul-De-Sac location off Skellingthorpe Road, with many amenities in easy reach, such as the Co-op Food Store, The Priory Lincoln Academy and the Tritton Road 'out of town' outlets including Aldi, Sainsbury's, Marks & Spencer Food Hall, Gyms and many others. Anyone who likes an active 'Outdoor Life' can take full advantage of beautiful walks at the nearby Hartsholme Park or simply grab a coffee at the Hartsholme Park Cafe and 'while away your spare time'.

The house is warmed by night storage heaters and retained by has uPVC Double Glazing. It comprises: Kitchen, Living Room, Two Bedrooms and Bathroom. Outside to the front, there is an Off Road Parking Space and to the rear there is an Enclosed Rear Garden. It is offered For Sale with No Onward Chain.

- Ready to be Re-Loved
- Fitted Kitchen
- Two Bedrooms & Bathroom
- Enclosed Rear Garden
- Great Starter Project
- Living Room to Rear
- Off Road Parking Space
- No Onward Chain

Kitchen

7'5 x 12'4 (2.26m x 3.76m)

Approached through uPVC entrance door with double glazed insert. Fitted wall and base units. Roll top work-surfaces with inset single drainer, stainless steel sink top. Extractor hood over cooker space. Night storage heater. Window to front. Panel effect door to:-





Living Room

12'11 x 9'0 (3.94m x 2.74m)

Stairs to First Floor. Ornate coving and ceiling rose. Night storage heater. Double glazed sliding patio door to Rear Garden.

First Floor Landing

Panel effect doors off.

Bedroom One

10'9 x 9'0 (3.28m x 2.74m)

Night storage heater. Window to rear. Airing cupboard housing foam lagged hot water cylinder. Two wardrobes, three double storage cupboards and two drawer units with shelving over.

Bedroom Two

9'9 x 6'6 max (2.97m x 1.98m max)

Window to front. Night storage heater. Access to loft space.

Bathroom

Panelled bath. Pedestal wash basin. Low level W.C. Tiling to half height. Dimplex electric heater. Window to front.

Outside - Front

Parking Space

Rear Garden

Patio. 'Astro' type turf. Shed.

Additional Information

Tenure: Freehold

Services: Mains Electric, Water and Drainage - Night Storage Heaters which have not been tested

EPC Rating: D

Council Tax Band - A - City of Lincoln Council

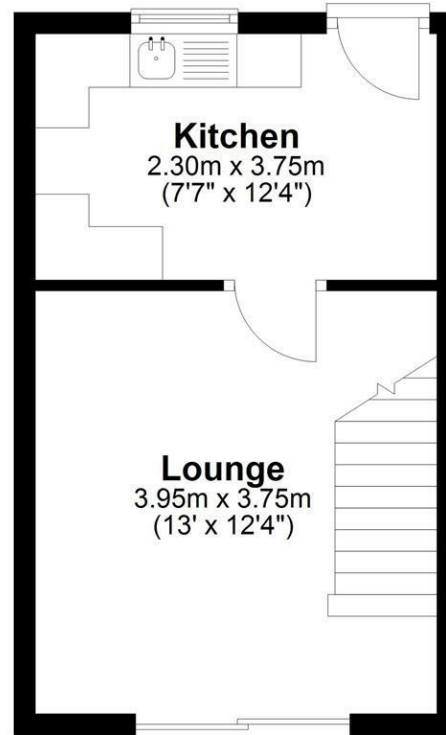


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

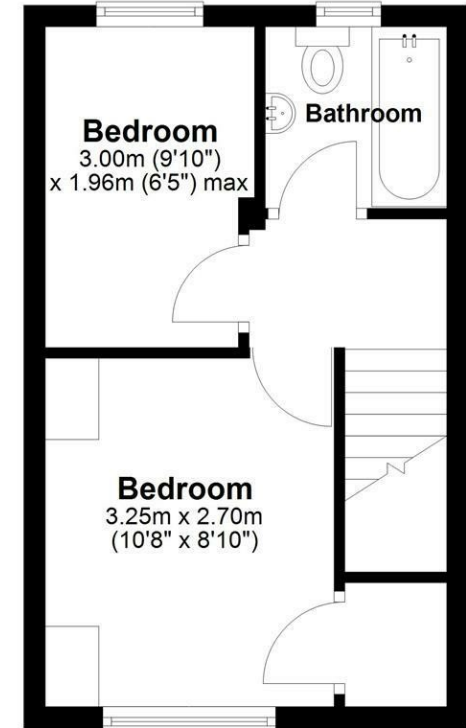
Ground Floor

Approx. 23.8 sq. metres (256.3 sq. feet)



First Floor

Approx. 23.8 sq. metres (256.3 sq. feet)



Total area: approx. 47.6 sq. metres (512.6 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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Agents Note:

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.