

## Angelica Road, Lincoln, LN1 1AY



**Asking Price £205,000 Freehold**



Nestled on the charming Angelica Road in Lincoln, this delightful 3 Bedroom end-terrace house offers a perfect blend of modern living and convenience. Built in 2012, the property spans an impressive 912 square feet, providing ample space for comfortable family life.

Inside, you will find a well-appointed reception room that serves as a welcoming space for relaxation and entertainment. The house boasts three bedrooms, two of them being doubles, ideal for families or those seeking extra room for guests or a home office. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the convenient parking available for two vehicles right in front of the house, making it easy for you and your guests to come and go.

The location is truly exceptional, with a wealth of amenities just a stone's throw away. Lincoln Town Centre is within easy reach, offering a variety of shops, restaurants, and cultural attractions. For those associated with academia, the university is merely an 15 to 20 minute walk, making this home perfect for students or university staff.

This modern house is not only a comfortable dwelling but also a gateway to the vibrant lifestyle that Lincoln has to offer. Whether you are looking to invest in a family home or seeking a property with rental potential, this residence on Angelica Road is a splendid choice. Don't miss the opportunity to make this lovely house your new home. Gas Central Heating and UPVC double glazed, EPC Rating: C, Council Tax Band: B

## Location Location Location



The Property is located in a private residential area off Carholme Road positioned almost opposite the co-op and fuel station, making it easy for those last minute groceries. It is a 15 to 20 minute walk to the University and Brayford Pool. It is also literally 1 minute from the Lincoln bypass turning left out the estate making it with in easy access to all major routes.

## Accommodation



The property is entered through a composite upper glazed door into the hallway.

## Entrance Hall 6'7" x 6'7"



Having entrance matting and carpeted flooring, door bell re-sounder, smoke alarm, central heating programmer/thermostat, radiator, pendant lighting and stairs leading to first floor landing,

## WC 6'1" x 3'1"



Close-coupled toilet, pedestal sink with mixer tap and tiled splash-back, vinyl flooring, radiator, enclosed light unit, extractor fan, electrical consumer unit and mirror on wall.

## Living Room 15'1" x 9'11"



Generous sized room with window to front elevation with radiator underneath, carpeted flooring and pendant lighting.

## Bedroom 1 14'7" x 8'11"



Window to front elevation with radiator underneath, carpeted flooring and pendant lighting.

## Kitchen/Dining Room 11'9" x 16'10"



Window to rear elevation. having a range of modern wall and base units, with grey laminate work-top and matching up-stands, one and half bowl stainless steel sink with mixer tap, wall mounted Worcester Combi Boiler in cabinet, single electric oven, 4 ring gas hob with stainless steel splash-back and extractor hood, separate broom cupboard, a dining area large enough for table and chairs, radiator, rear composite door with upper glazing. vinyl flooring, space for tall fridge freezer and space and plumbing for dishwasher and washing machine.

## Bedroom 2 12'2" x 8'11"



Window to rear elevation with radiator underneath, carpeted flooring and pendant lighting, the room further benefits from a large double wardrobe with sliding mirrored doors.

## Bedroom 3 8'6" x 7'7"



Window to front elevation with radiator underneath, carpeted flooring and pendant lighting.

## Landing 12'8" x 7'7"



Having an airing cupboard with shelving and a small radiator for drying clothes, carpeted flooring, pendant lighting, white balustrade and smoke alarm.

## Bathroom 5'6" x 7'7"



Window to rear elevation with frosted glass, vinyl flooring, paneled bath with tiled enclosure with bath mixer tap, wall mounted bar mixer shower (good pressure as from combi boiler) with riser rail and glass screen, close coupled toilet, pedestal wash hand basin with mono-chrome mixer tap, radiator, extractor fan and enclosed light unit.

## Outside



The rear of the property is entered from either down the left hand side passageway via a side gate or from the kitchen back door. The garden is fairly low maintenance with a small paved area and a lawn with some flower beds, in addition is a small plastic storage bin for a lawn mower.

### Outside Space Management Fee

The annual service charge for management of the outside space on the estate is £254.00 per year and is payable every six months at £127.00 to First Port.

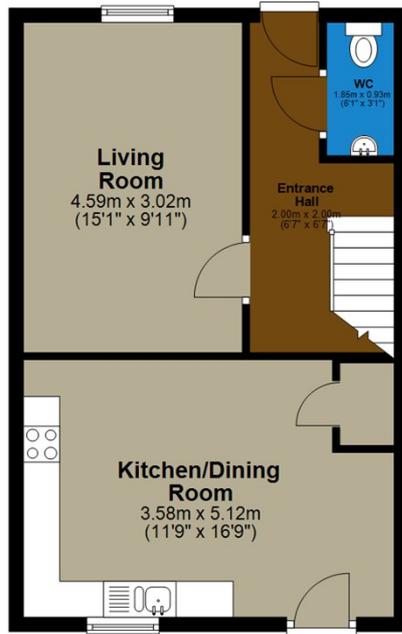
### Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to

establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

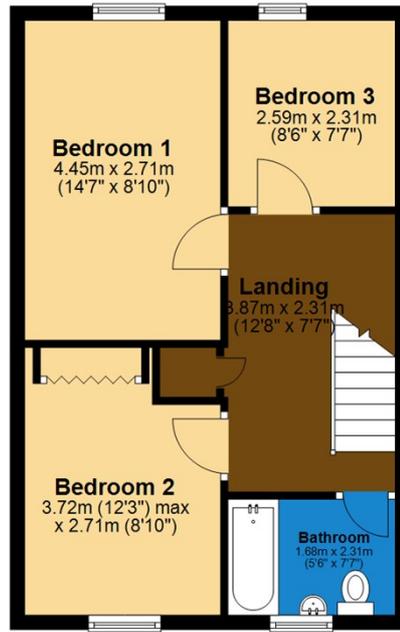
### Ground Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



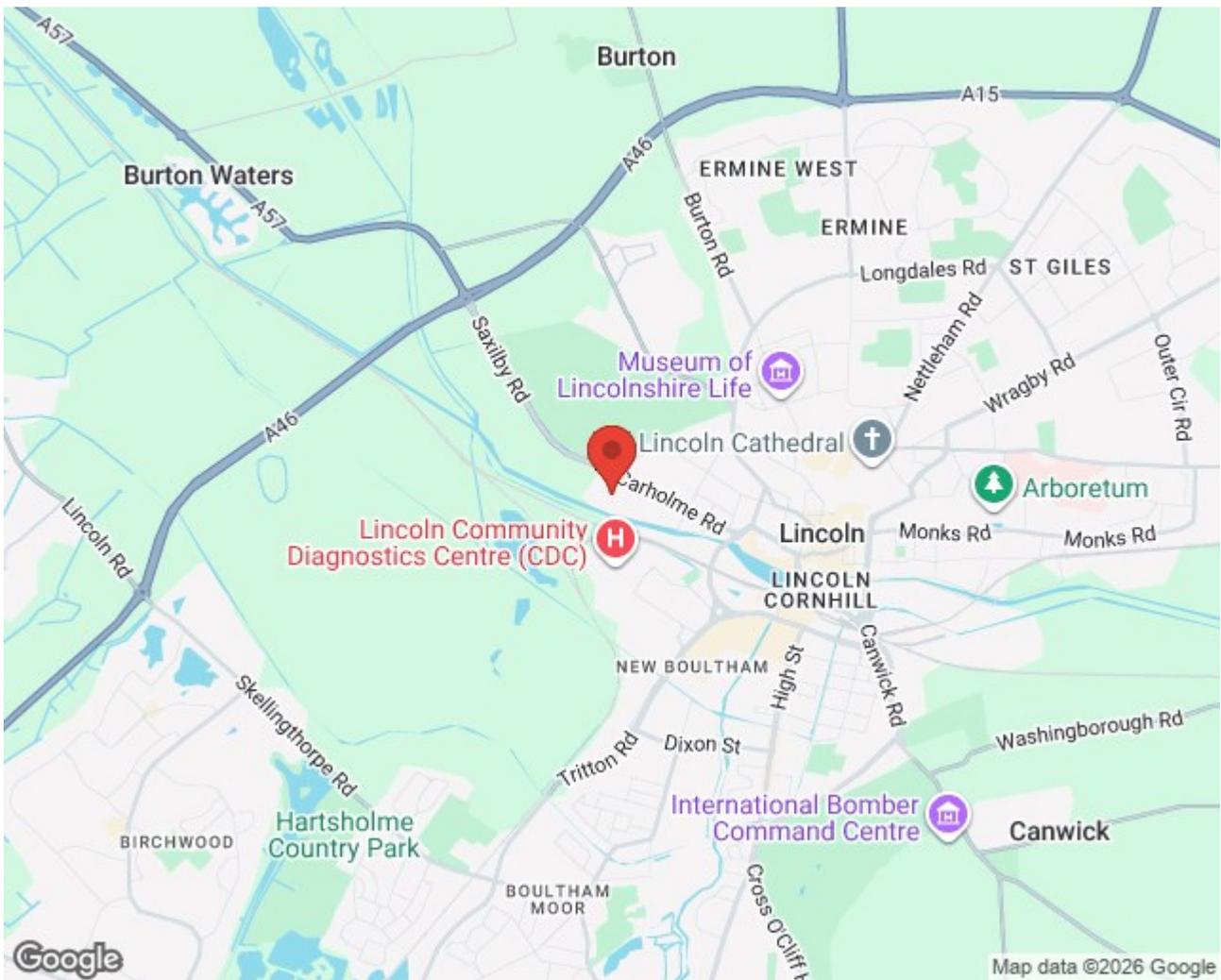
### First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



Total area: approx. 84.8 sq. metres (912.8 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture  
Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>79</b>	<b>91</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	