

## Clare Close, Lincoln, LN5 9TT



**Asking Price £150,000 Freehold**



**\*\*NO CHAIN\*\*** Nestled in the tranquil cul-de-sac of Clare Close, Lincoln, this charming mid-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 829 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The kitchen is a standout feature, equipped with numerous built-in appliances that cater to all your culinary needs. Additionally, the ground floor benefits from a convenient WC, enhancing the practicality of the living space.

The property, built in the late 1970s, has been well-maintained and offers a warm and inviting atmosphere throughout. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively, having UPVC double glazing and gas central heating with radiators to all rooms.

Outside, you will find ample street parking for two vehicles, along with a driveway and garage at the rear, having low maintenance front and rear gardens for alfresco dining. The location is particularly appealing, as it is just a five-minute walk from Brant Road shopping centre, offering easy access to a variety of shops, post office, pub, takeaways and other amenities.

This home is perfect for those who appreciate a peaceful setting while still being close to the hustle and bustle of everyday life. With its combination of space, functionality, and a prime location, this property is not to be missed.

## Location Location Location

The property is located in a quiet cul-de-sac location just off Brant Road in Lincoln with many shops, post office, takeaways and a pub within 5 minute walk. For more serious shopping Lincoln itself is 5 minute drive to the High Street.

## Accommodation

The property is entered through a UPVC upper glazed door into the hall.

## Hall

**11'5" x 2'7"**

Stairs to 1st floor landing, carpeted flooring, coat hooks and pendant lighting.

## Kitchen/Diner

**10'5" x 14'1"**



Window to rear, laminate flooring, sliding patio doors to rear garden, range of modern fitted wall and base units with laminate worktops and up-stands, tiled splash-back one and half bowl composite sink with mixer tap, electric single oven and integrated microwave above, 4 ring gas hob with cooker hood above, integrated fridge freezer, space and plumbing for washing machine and tumble dryer.

## WC



Located under the stairs accessed from the kitchen is a small WC with macerator toilet and sink with laminate flooring and sloping ceiling.

## Living Room **16'2" x 11'3"**



Window to front, electric fireplace, laminate flooring, programmable room thermostat for central heating, and 6 spot lighting rail on ceiling.

## Shower Room **8'0" x 4'10"**



Window to rear with frosted glass, tiled flooring, large shower cubicle with electric shower and mermaid boarding on the walls, sink and toilet built into a modern vanity unit with storage, chrome heated towel rail, spot lighting and extractor fan.

## Landing



Boiler cupboard with shelving for airing clothes, loft hatch, smoke alarm, carpeted flooring and pendant lighting.

**Bedroom 1**  
12'10" x 8'4"



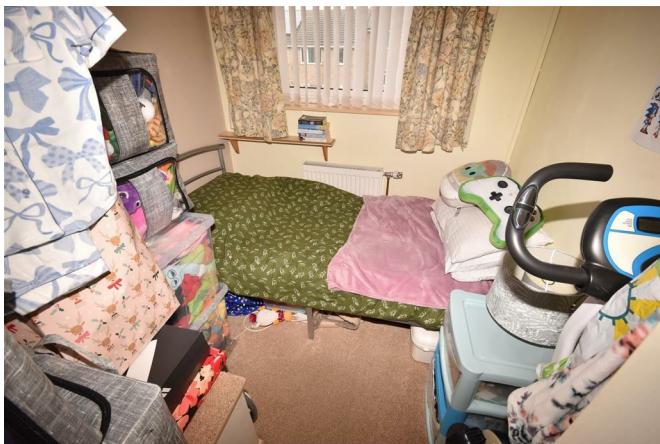
Window to rear, fitted double wardrobes, carpeted flooring and pendant lighting.

**Bedroom 2**  
12'7" x 7'2"



Window to front, carpeted flooring and pendant lighting.

**Bedroom 3/Office**  
8'1" x 6'10"



Window to front, carpeted flooring and pendant lighting.

**Outside**



The front is laid to gravel so all low maintenance with a block paved path to the front door.

The rear garden is split level with three steps up to a larger area laid to gravel and slabs with a corner rockery on the far right side and a raised flower bed on the left side, having a path to the rear gate leading to garage, the lower level has a useful patio for alfresco dining.

**Disclaimer 1**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. 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.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**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.

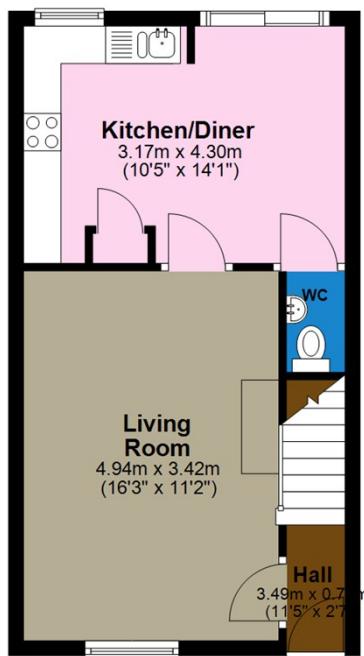
## Garage and Driveway



The garage is a single garage being the right hand side of two adjoined with a driveway for one car.

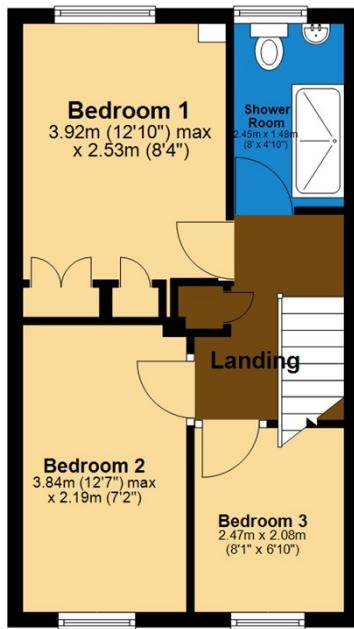
## Ground Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



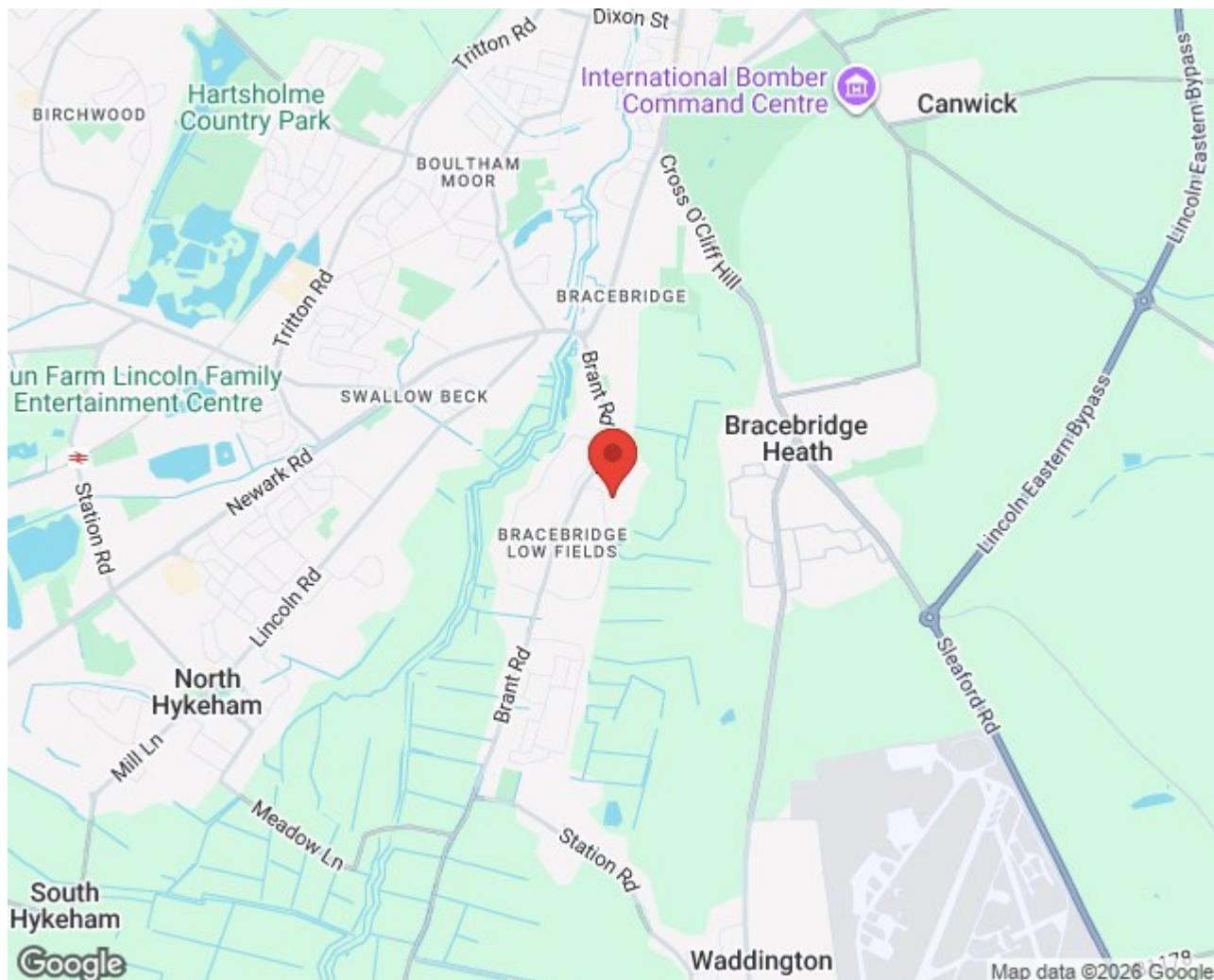
## First Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



**Total area: approx. 68.7 sq. metres (739.1 sq. feet)**

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Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		73
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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