

3 Bed Semi-Detached In Sandal Street Lincoln, United Kingdom, LN1 3FA

£78,750





SHORT DESCRIPTION

Property Ref: 16888 Nestled in a well-established residential area of Lincoln, this attractive three-bedroom semi-detached home on Sandal Street, LN1, presents an excellent opportunity for families, first-time buyers, or investors seeking a spacious and conveniently located property. The accommodation has been thoughtfully arranged to provide comfortable everyday living, featuring a bright and welcoming living room that offers the perfect setting for relaxing or entertaining guests. The fully fitted kitchen provides ample storage and workspace, making meal preparation both practical and enjoyable. The property offers three well-proportioned bedrooms, providing flexible accommodation for growing families, home working, or guest rooms. A well-appointed family bathroom serves the home, offering functionality and comfort. Externally, the property benefits from a well-maintained front garden, while the enclosed rear garden provides a private outdoor space ideal for family activities, outdoor dining, or simply unwinding during the warmer months. A private driveway offers off-road parking for up to two vehicles, adding further convenience. Ideally situated, the property enjoys easy access to a wide range of local amenities including shops, supermarkets, leisure facilities, and everyday services. Excellent transport links make commuting straightforward, while a selection of highly regarded schools and nearby colleges are within easy reach, making this an ideal location for families. Combining generous living accommodation, excellent outdoor space, convenient parking, and a sought-after location, this delightful home offers everything needed for modern family living. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer. Property Type: Semi-detached Full selling price: £225000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £78750.00 Monthly rent based on 35% share: £341.21 Remaining lease (In Year): 118 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £436.80 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

3

Bed Room(s)

1

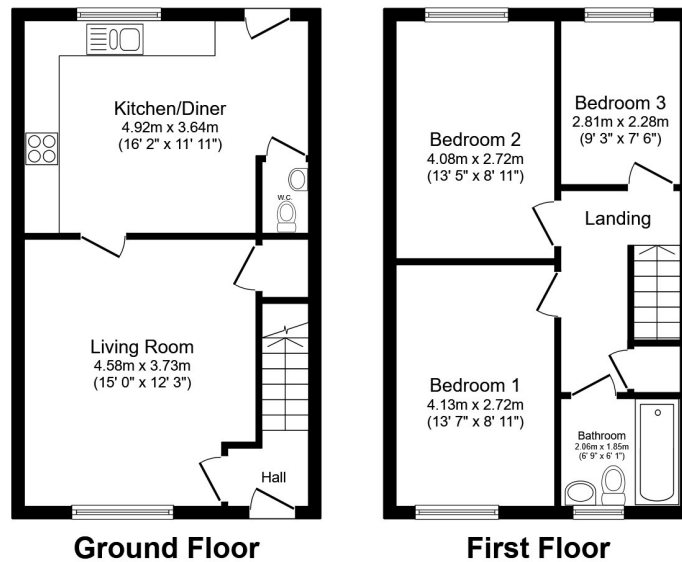
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 81.1 sq.m. (873 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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