



**Dellfield Close  
Lincoln  
LN6 0EQ**

**Offers in Excess of £180,000**

**bettermove**

# Dellfield Close Lincoln

Bettermove are proud to present this 3 bedroom semi-detached family home in Lincoln available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage. The council tax band is B.

The interior of this property comprises a spacious living room and fitted kitchen with access to the conservatory on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a front and rear garden, perfect for enjoying the summer months.

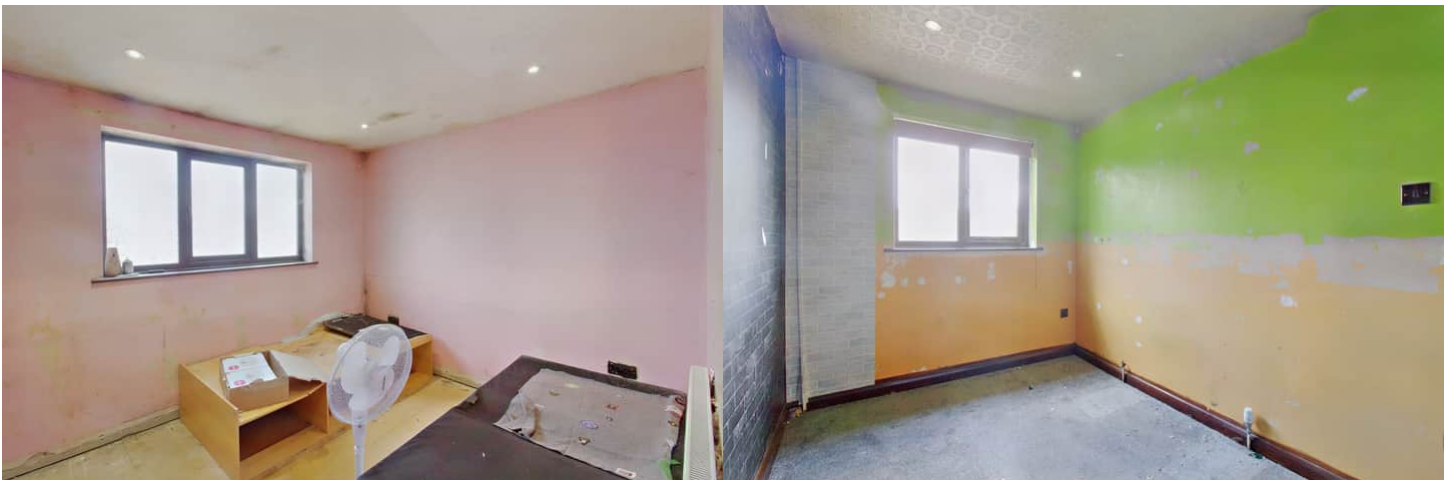
Located in the popular city of Lincoln, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A46, Lincoln & Hykeham Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

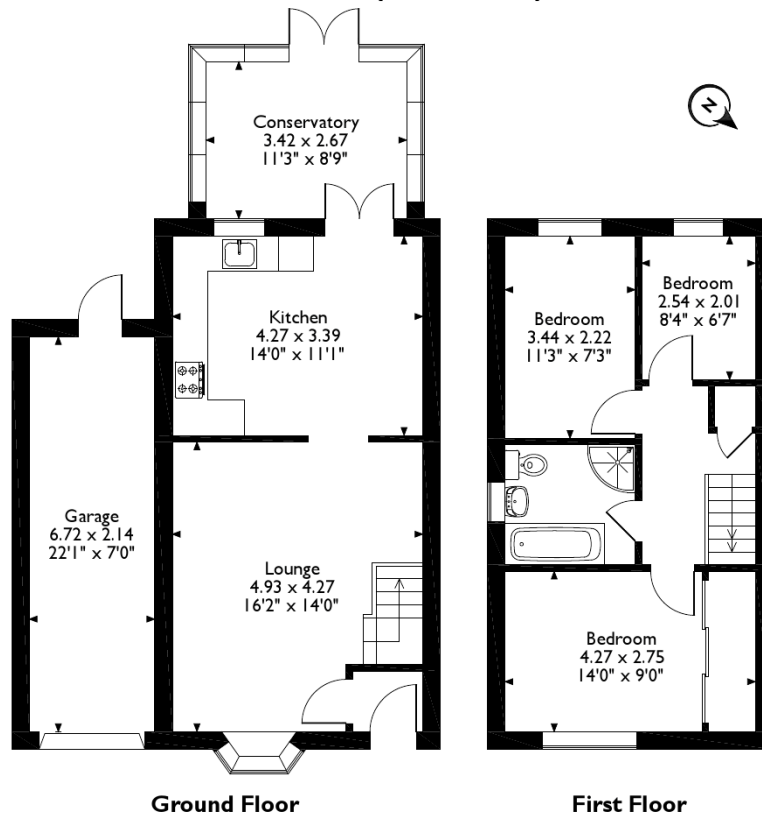
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Dellfield Close, Lincoln, Lincolnshire  
 Approximate Gross Internal Area  
 Main House = 83 Sq M/894 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Total = 97 Sq M/1045 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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