



Montaigne Crescent  
Lincoln  
LN2 4QN

Offers In Excess Of £235,000

bettermove

# Montaigne Crescent Lincoln

Bettermove are proud to present this 3 bedroom detached house in Lincoln available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is B.

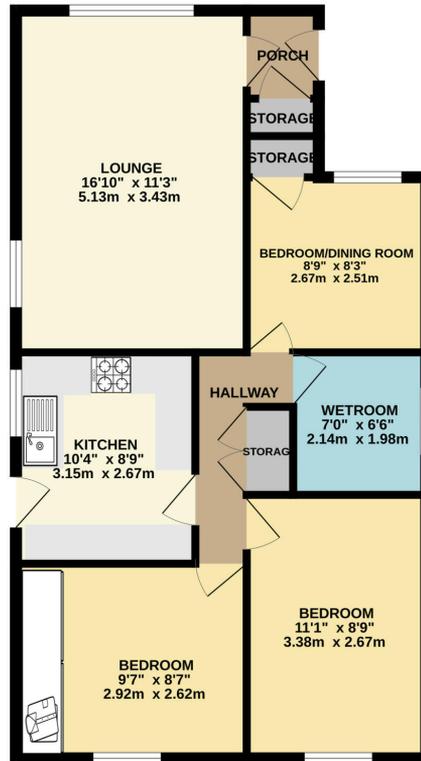
The interior of this property comprises a spacious living room, fitted kitchen, 3 bedrooms and the wet room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

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 A15, A158 and many local bus routes.

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



GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</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>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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