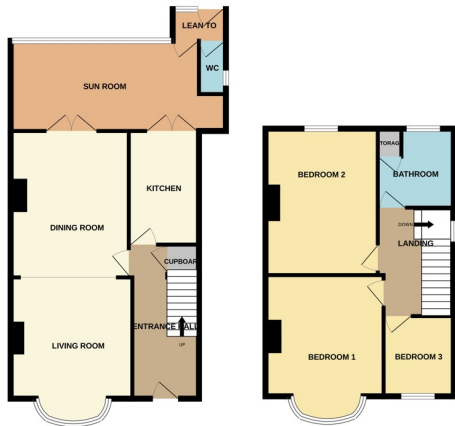## 1128 Lincoln Road, Walton PE4 6BP

£250,000

*** SPACIOUS LIVING ACCOMODATION *** '' This semi-detached bay fronted family home features from a generous rear garden, off road parking, an entrance hall, knocked through spacious lounge/diner, sun room, kitchen, WC, 3 bedrooms and a bathroom. Viewings are highly recommended to appreciate the space this home has to offer and the potential for further expansion. EPC Rating - D // Council tax band - C ''

ENTRANCE
15' 5" x 6' 7" (4.70m x 2.01m) (approx) Door to front, radiator and stairs to first floor. Understairs cupboard.

KITCHEN
9' 6"(min)(2.90m) 10' 3"(max) x 7' 9" (2.90m x 3.12m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven, gas hob. Window to side.

LOUNGE
11' 4" (min) (3.45m) 13' 8"(into bay) x 12' 0" (4.17m x (3.66m) (approx) Bay window to front and radiator. Open into:-

DINING AREA
10' 9 " (max) x 14' 0" (3.28m x 4.27m) (approx)Two radiators and French doors to:-

SUN ROOM
19' 4" x 8' 8" (5.89m x 2.64m) (approx) Windows to rear, floor boiler and radiator.

LEAN TO
3' 0" x 6' 2" (0.91m x 1.88m) (approx) Door to rear.

WC
2' 8" x 5' 3" (0.81m x 1.60m) (approx) Fitted with a low level W/C and window to side.

FIRST FLOOR LANDING
UPVC double glazed window to side and loft access.

BEDROOM 1
11' 4" (min) (3.45m) 13' 3"(into bay) x 11' 7" (max) (4.04m x 3.53m) (approx) bay window to front.

BEDROOM 2
14' 1" x 10' 9"(max) (4.29m x 3.28m) (approx) Window to rear and radiator.

BEDROOM 3
7' 0" x 7' 9" (2.13m x 2.36m) (approx) Window to front and radiator.

BATHROOM
7' 8" x 7' 8" (2.34m x 2.34m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin, bidet, bath with shower over and radiator. Window to rear.

STORE

OUTSIDE
The front of the property has off road parking. The rear of the rear of the property is mainly laid to lawn.

AGENT NOTES
The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		88
(69-80) **C**		
(55-68) **D**	55	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC