

5 Bedroom(s), Detached House, Freehold

Lincoln Close, Bessacarr.



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen Diner
- Utility and Ground Floor W/C
- Family Bathroom
- Sought After Location In Bessacarr

- Stunning Detached Family Home
- Spacious Lounge
- Five Bedrooms En Suite to Master
- Garage and Driveway Allowing for Off Road Parking

**£375,000**  
**Reduced**

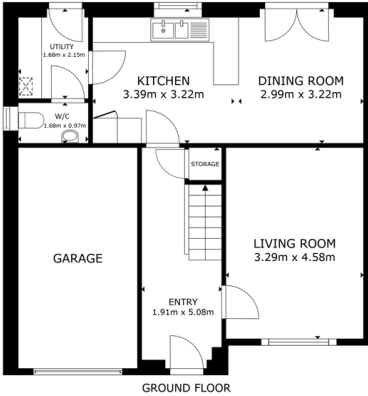
*Book your viewing today* Tel: 01302 247754

## Owner's View

33D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... A lovely home on a quiet cul de sac with a south face garden that has the sunshine all day long.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR: 22.81 sq.m. FLOOR 1: 67.4 sq.m.  
EXCLUDED AREA: GARAGE: 11.96 sq.m.  
TOTAL: 114.9 sq.m.



## Entrance Hallway



## Lounge



## Kitchen Diner



## Utility Room



## Master Bedroom With En Suite

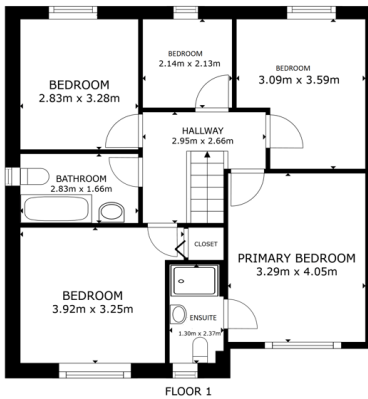


## Ground W/C



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR: 52.6 sq.m. FLOOR 1: 87.4 sq.m.  
EXCLUDED AREAS: GARAGE: 13.1 sq.m.  
TOTAL: 119.9 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## Bedroom



## Bedroom



## Bedroom



## Bedroom



## Bathroom



## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills - £240

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - October 2022



# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - October 2022

Boiler Location - Utility

Approximate Electrical System Installation Date - October 2022

Approximate Electrical System Test Date - October 2022

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	