



**Finningley Road
Lincoln
LN6 0UP**

Offers In Excess Of £459,000

bettermove

Finningley Road Lincoln

Bettermove are proud to present this 3 bedroom detached house with 1 bedroom detached annex 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 C.

The interior of this beautifully presented property comprises a spacious living room, office room, utility room, conservatory, w/c and fitted kitchen diner on the ground floor. The first floor consists of 3 bedrooms, 2 en-suite bathrooms and a Jack and Jill bathroom.

The detached annex consists of an open plan living and kitchen area on the ground floor. The first floor consists of 1 bedroom and shower room.

The exterior boasts a private rear garden, perfect for enjoying the summer months.

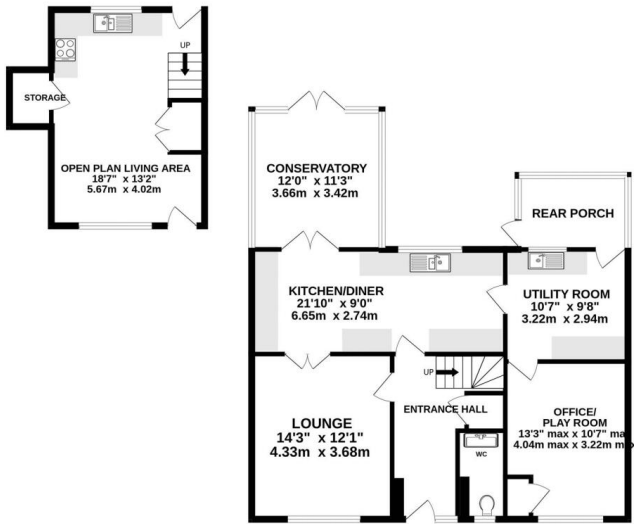
Located in the popular city of Lincoln, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A46, Hykeham train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

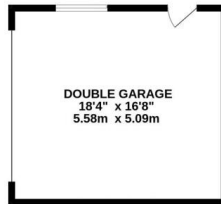
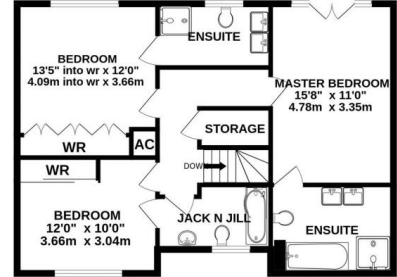
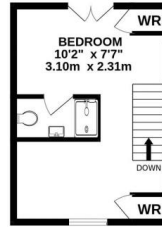
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe. Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs. The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
1509 sq.ft. (140.2 sq.m.) approx.



1ST FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 2483 sq.ft. (230.7 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+) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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