



St. Andrews Drive, Lincoln, LN6

£180,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

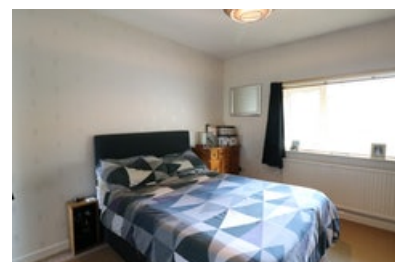
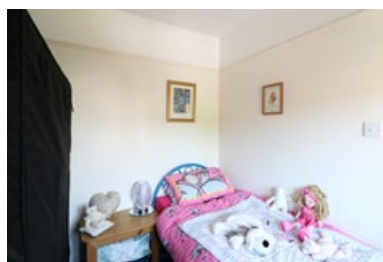
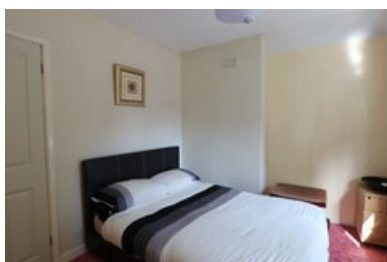
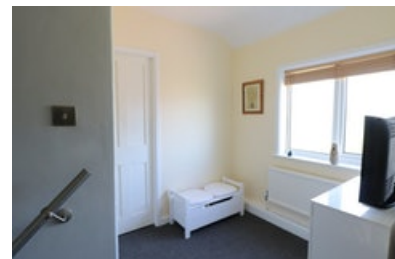
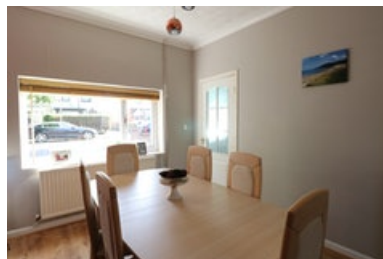
HouseSimple are proud to present this charming 3 bedroom semi detached house, located in the heart of this highly sought after area of Lincoln within close proximity to local shops, amenities and excellent schools. The property boasts a large reception room, modern kitchen,

Key features:

- Fireplace
- Garden
- Sort after location
- Parking
- Garage
- 3 double bedrooms
- Shower room
- Good road links
- Outside WC
- Utility room
- No chain

Extra info:

- **Property Age:** 91 years
- **Council Tax:** Band B (£117.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway

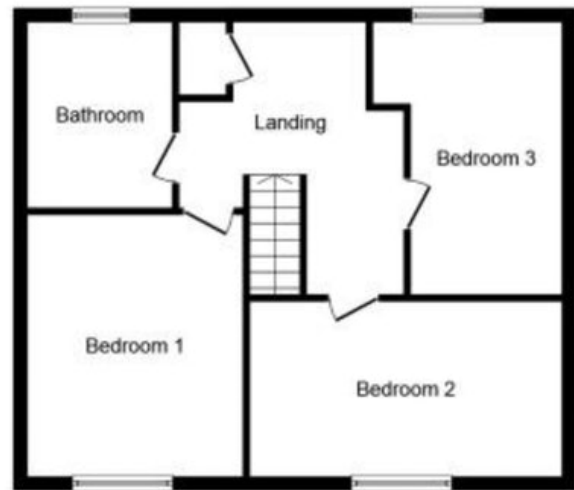


NO CHAIN : charming 3 bedroom semi detached house, located in the heart of this highly sought after area of Lincoln within close proximity to local shops, amenities and excellent schools. The property boasts a large reception room, modern kitchen, dining room, large garden to the rear, family bathroom, three well proportioned bedrooms and a private driveway parking for numerous vehicles. Located within minutes of Lincoln town centre and a short drive to the A46 providing access to the wider region. Viewings highly recommended!

Floor plan:




Ground Floor



First Floor

11/2/2025

Energy Performance Certificate:

Energy Performance Certificate 

10, St. Andrews Drive, LINCOLN, LN6 7UG

Dwelling type: Semi-detached house	Reference number: 9268-4012-7247-5268-9970
Date of assessment: 16 March 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 18 March 2018	Total floor area: 87 m ²

Use this document to:

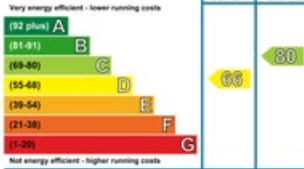
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,469
Over 3 years you could save	£ 270

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 270 over 3 years </div>
Heating	£ 1,968 over 3 years	£ 1,803 over 3 years	
Hot Water	£ 324 over 3 years	£ 219 over 3 years	
Totals	£ 2,469	£ 2,199	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p>  <p style="font-size: x-x-small;">(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">68</td> <td style="text-align: center; font-size: 2em;">80</td> </tr> </table>	Current	Potential	68	80	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
68	80					

Top actions you can take to save money and make your home more efficient

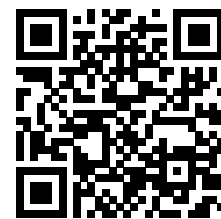
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 168
2 Solar water heating	£4,000 - £6,000	£ 108
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 882

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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