



## Partridge Green, Lincoln, LN6

**£190,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 4

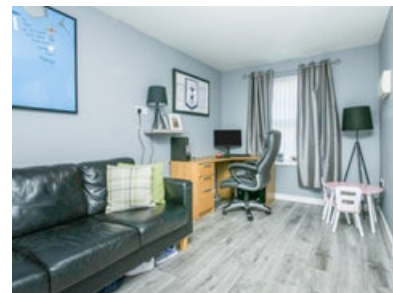
\*\*\*FOUR BEDROOMS\*\*\*EN-SUITE\*\*\*FAMILY ROOM/OFFICE\*\*\*OFF ROAD PARKING\*\*\*ENCLOSED REAR GARDEN\*\*\*KITCHEN/DINING ROOM\*\*\* We are delighted to offer for sale this well presented four bedroom end townhouse set over three floors with no work needing to be done. offering easy access to local shops, schools w

## Key features:

- three storey
- family room/office
- four bedrooms
- en-suite
- catchment area for Witham St Hughs Academy
- easy access to A46

## Extra info:

- **Property Age:** 16 years
- **Council Tax:** Band b (£1409.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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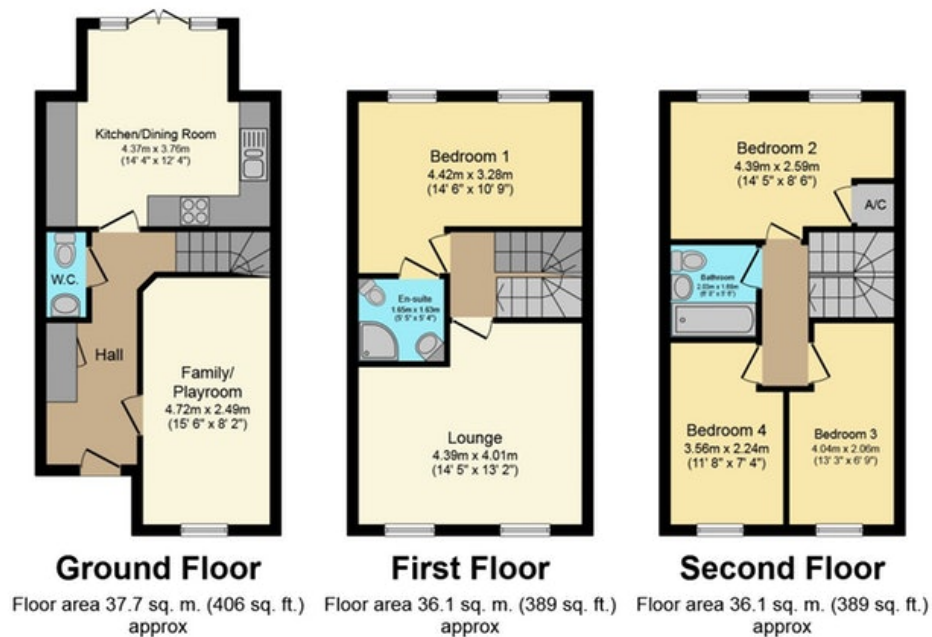
We are delighted to offer for sale this well presented four bedroom end terrace house recently decorated through out with no work needing to be done. Offering easy access to local shops and school which has an excellent ofsted rating and commuting routes.

The ground floor comprises of a spacious kitchen/dining room, converted garage which can be used as office/ play room or extra reception room and WC. The first floor offers a lounge and a double bedroom with en-suite with the second floor giving access to a further three bedrooms, two of which are double in size and a generous single, and a stylish family bathroom.

To the rear there is a low maintenance enclosed garden with parking for two cars.

Early viewing is essential to avoid missing out on this superb home.

## Floor plan:



Total floor area 109.9 sq. m. (1,183 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Performance Certificate:

Energy Performance Certificate

**19, Partridge Green, Witham St. Hughs, LINCOLN, LN6 9UZ**

<b>Dwelling type:</b> End-terrace house	<b>Reference number:</b> 0355-2815-6420-9805-6675
<b>Date of assessment:</b> 05 February 2015	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 06 February 2015	<b>Total floor area:</b> 117 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,157</b>
<b>Over 3 years you could save</b>	<b>£ 276</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 357 over 3 years	£ 210 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 276 over 3 years                 </div>
<b>Heating</b>	£ 1,398 over 3 years	£ 1,437 over 3 years	
<b>Hot Water</b>	£ 402 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 2,157</b>	<b>£ 1,881</b>	

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 style="font-size: x-small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) <b>A</b></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) <b>B</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="background-color: #ffc107; color: white; text-align: center;">(69-80) <b>C</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="background-color: #ffc107; color: white; text-align: center;">(55-68) <b>D</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="background-color: #ffc107; color: white; text-align: center;">(39-54) <b>E</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="background-color: #ffc107; color: white; text-align: center;">(21-38) <b>F</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="background-color: #e91e63; color: white; text-align: center;">(1-20) <b>G</b></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p style="font-size: x-small; margin-top: 5px;">Not energy efficient - higher running costs</p> </div> <div style="width: 35%; text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">77</td> <td style="text-align: center; font-size: 2em;">88</td> </tr> </table> </div> </div>	(92 plus) <b>A</b>					(81-91) <b>B</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>					Current	Potential	77	88	<p style="font-size: x-small;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: x-small;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: x-small;">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>
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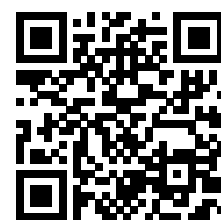
**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£45	£ 123
2 Solar water heating	£4,000 - £6,000	£ 153
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 813

To receive advice on what measures you can take to reduce your energy bills, visit [www.simplesenergyadvice.org.uk](http://www.simplesenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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