

# The Row

# Lincoln

- Mid Terrace House
- Two Bedrooms
- One Reception Room
- Kitchen; Bathroom
- Courtyard Garden & Outbuilding

#### **INTRODUCTION**

This two bedroom cottage offers beautiful accommodation comprising; Entrance Hall, Lounge, Kitchen, Two Bedrooms and Bathroom. Outside there is a courtyard garden, outbuilding.

#### **LOCATION**

3 The Row is situated in the hamlet of Cold Hanworth, located north east of the Cathedral city of Lincoln. The nearby village of Welton has a wide range of local amenities including shops, public houses and schools including William Farr secondary school which has been recently labelled as outstanding by Ofsted . There is also a regular bus service out of the village into Lincoln City Centre.

#### **ACCOMMODATION**

**Entrance Hall** 

Lounge 4.04m x 3.87m (13'3" x 12'8")

Kitchen 3.64m x 2.48m (11'11" x 8'1")

**First Floor Landing** 













Bedroom One 4.02m x 2.93m (13'2" x 9'7")

Bedroom Two 3.43m x 2.55m (11'3" x 8'4")

**Bathroom** 

#### **OUTSIDE**

Front - lawned garden Rear - outbuilding and courtyard garden

## **ENERGY PERFORMANCE CERTIFICATE**

EPC rating: D

## **COUNCIL TAX BAND**

Council tax band: A

#### **VIEWNGS**

By prior arrangement with the Sole Agents (01522 716204).

### **PARTICULARS**

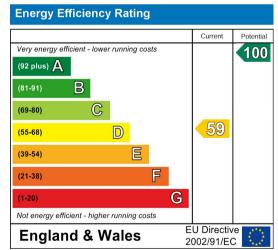
Drafted and photographs taken following clients' instructions of March 2021.

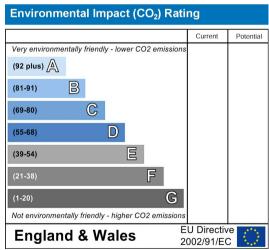
### **SERVICES**

The property has oil central heating and septic tank for drainage. There is a £20pcm additional charge to cover the septic tank being cleared every two years. This charge is subject to change.









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