

Buy. Sell. Rent. Let.



160 Monks Road, Lincoln, LN2 5PL



3



1



2

When it comes to  
property it must be

  
lovelle



Asking Price: £160,000



3-Bed Terraced Home - Ideal Investment or First-Time Buy! Spacious and well-presented with lounge, dining room, kitchen, utility, and ground floor WC. Close to local schools, amenities, and just a short walk to Lincoln City Centre. Enclosed rear garden - a fantastic opportunity not to be missed!

### Key Features

- Mid terrace house
- Ideal investment opportunity
- Perfect 1st time buy
- Close to amenities
- Lounge & dining room
- Kitchen, utility & WC
- 3 bedrooms & bathroom
- Enclosed garden to rear
- EPC: D
- Tenure: Freehold



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



## Introduction

This well-presented 3-bedroom terraced house is situated in a convenient location close to local schools and amenities. Offering a good-sized living space, the property would make an excellent investment opportunity or a great choice for first-time buyers.

The accommodation includes an entrance hall leading to a lounge and separate dining room, providing plenty of space for everyday living. The kitchen is practical and functional, with an adjacent utility area and a ground-floor WC adding extra convenience.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, making this home suitable for a growing family or as a rental property.

Outside, the property features a small, enclosed garden to the rear - perfect for low-maintenance outdoor space.

In good condition throughout, 160 Monks Road offers comfortable and practical living in a location that's ideal for accessing everything Lincoln has to offer.

The property is fully double glazed and has a gas fired central heating system. Council tax band: A.

Viewings are highly recommended.

## Entrance Hall

3.25m x 0.82m (10'8" x 2'8")

Laminate flooring, coving to ceiling, stairs leading to first floor landing, and uPVC double glazed front entrance door.

## Lounge

3.83m x 3m (12'7" x 9'10")

3 double glazed bay windows to front aspect, radiator, l.e.d down lights, and coving to ceiling.

## Dining Room

3.97m x 3.74m (13'0" x 12'4")

Coving to ceiling, l.e.d down lights, radiator, laminate flooring, under stairs storage cupboard, and double glazed window to rear aspect.

## Kitchen

3.48m x 2.18m (11'5" x 7'2")

Range of fitted base and wall units with contrasting roll edge work surfaces, integrated oven, 4 ring gas hob, stainless steel extractor canopy, single stainless steel sink unit, space and plumbing for dishwasher, space for fridge and freezer, tiled splash backs, coving to ceiling, l.e.d down lights, radiator, ceramic tiled flooring, 2 double glazed windows to side aspect, and uPVC double glazed rear entrance door.

## Utility Room

1.34m x 1.34m (4'5" x 4'5")

Roll edge work surface, space and plumbing for washing machine, wall mounted gas fired central heating boiler, radiator, extractor fan, and l.e.d down light.

## WC

1.37m x 0.62m (4'6" x 2'0")

Low level WC and wash hand basin. Fully tiled walls, coving to ceiling, and double glazed window to side / rear aspect.

## Landing

3.76m x 0.81m (12'4" x 2'8")

Coving to ceiling, l.e.d down lights, access to roof space, and smoke alarm.

## Bedroom 1

3.93m x 3.17m (12'11" x 10'5")

Radiator, double glazed window to front aspect, over stairs storage cupboard, l.e.d down lights, and coving to ceiling.

## Bedroom 2

3.75m x 2.9m (12'4" x 9'6")

Double glazed window to rear aspect, radiator, coving to ceiling, and l.e.d down lights,

## Bedroom 3

3.26m x 2.27m (10'8" x 7'5")

Double glazed window to rear aspect, and radiator.

## Bathroom

2.4m x 1.35m (7'11" x 4'5")

Walk-in double shower with electric shower unit, low level WC, and pedestal wash hand basin. The walls are fully tiled and there is a heated towel rail, laminate flooring, extractor fan, illuminated mirror, and double glazed window to side aspect.

## Enclosed Rear Garden

Outside, the property features a small, enclosed garden to the rear with raised decking area - perfect for low-maintenance outdoor space.





Ground Floor



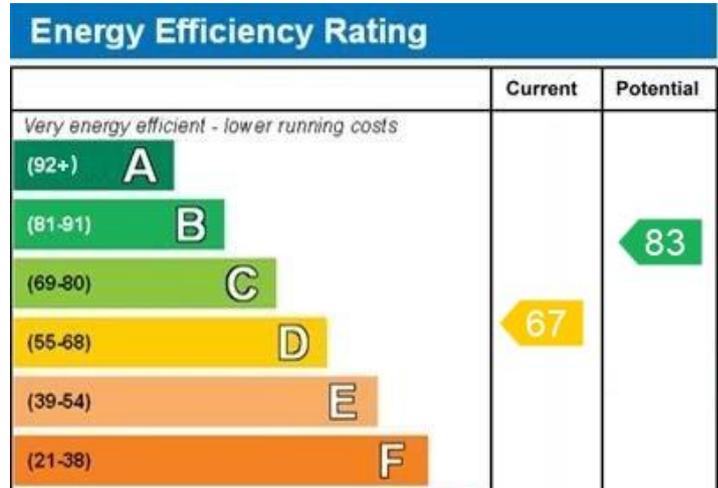
Floor 1

Approximate total area<sup>(1)</sup>  
925.15 ft<sup>2</sup>  
85.95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



When it comes to **property**  
it must be