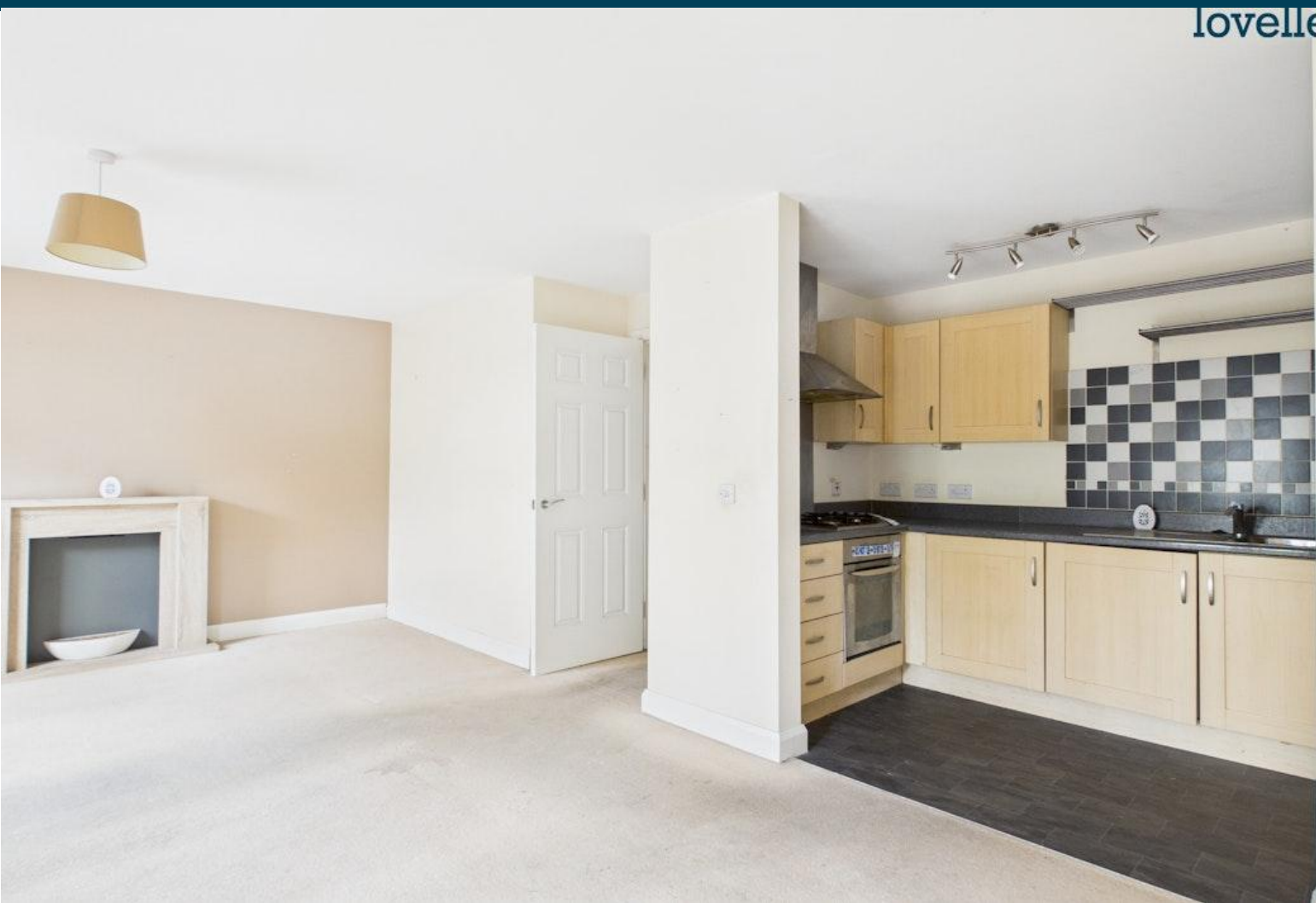


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Allenby Close, Lincoln



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£115,000



A 2-bedroom ground floor flat on Allenby Close, Lincoln, featuring an open-plan lounge and kitchen, family bathroom, and en-suite to the master bedroom. Offered with no onward chain – ideal for first-time buyers or investors.

Key Features

- Ground floor 2-bedroom flat
- Open-plan lounge and kitchen area
- En-suite to master bedroom
- No onward chain
- Ideal for first-time buyers or investors
- Convenient Lincoln location with good access to amenities
- EPC rating B
- Tenure: Leasehold



Located on Allenby Close in Lincoln, this 2-bedroom ground floor flat offers a fantastic opportunity for first-time buyers and investors alike.

The property features a spacious open-plan living area combining the lounge and kitchen, providing a comfortable and practical space for modern living. There are two well-proportioned bedrooms, with the master bedroom benefiting from its own shower en-suite, along with a main family bathroom.

Offered with no onward chain, this property represents an excellent low-maintenance home or investment in a popular and convenient area of Lincoln.

Kitchen / Living area

6.23m x 3.54m (20'5" x 11'7")

A bright and sociable space combining the living and kitchen area, ideal for relaxing or entertaining. The kitchen area includes fitted wall and base units and integrated appliances.

Bedroom One

2.51m x 4.46m (8'2" x 14'7")

A good-sized double bedroom benefitting from a private shower en-suite.

En-suite

Fitted with a shower cubicle, hand wash basin, and WC.

Bedroom Two

2.41m x 3.37m (7'11" x 11'1")

A comfortable single or small double bedroom, ideal as a guest room, home office, or dressing room.

Family Bathroom

Comprising a three-piece suite with panelled bath, WC, and wash basin.

Agents Notes

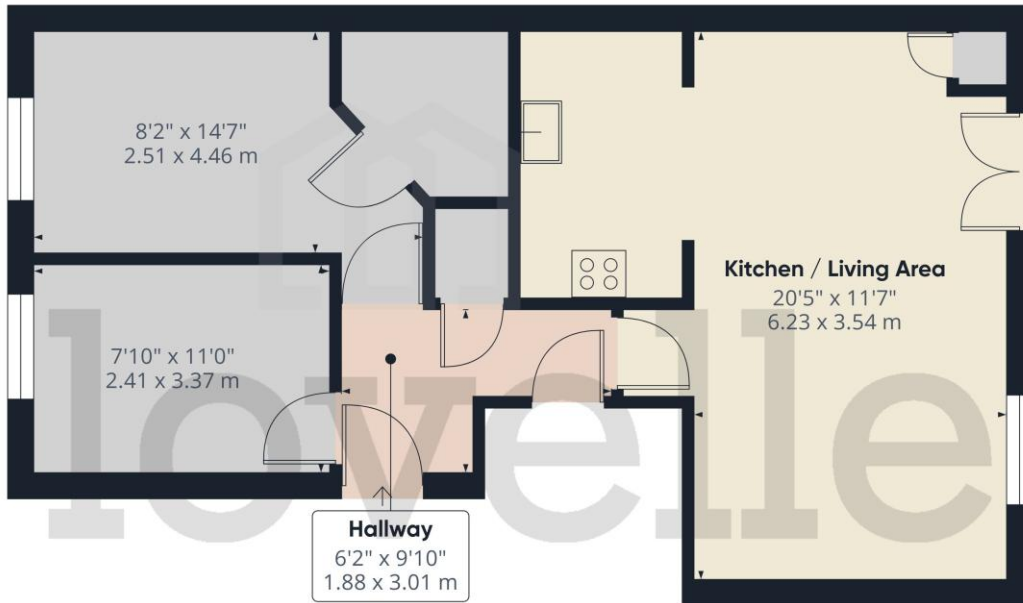
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Approximate total area[®]
602 ft²
56 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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