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Allenby Close, Lincoln

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property it must be

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**£105,000**

2



2



1

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



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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.

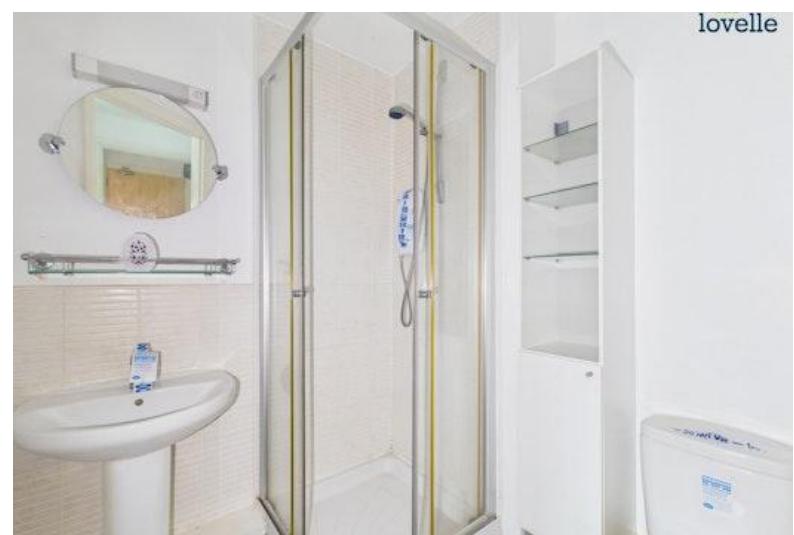
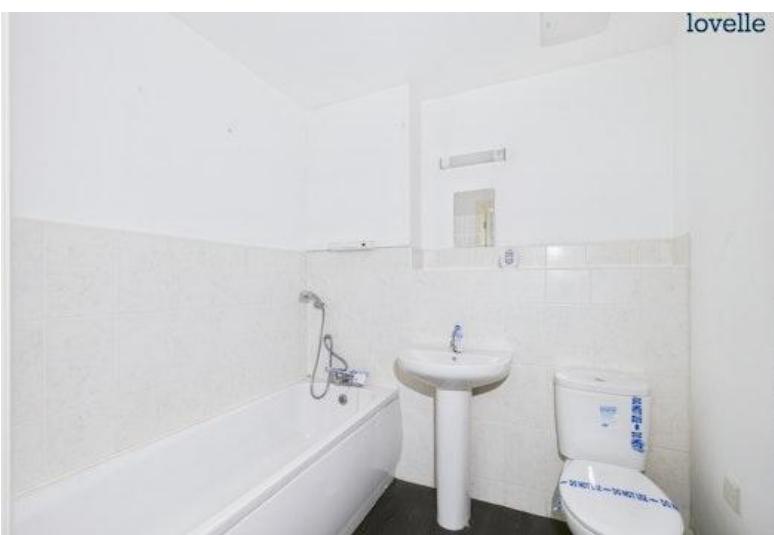
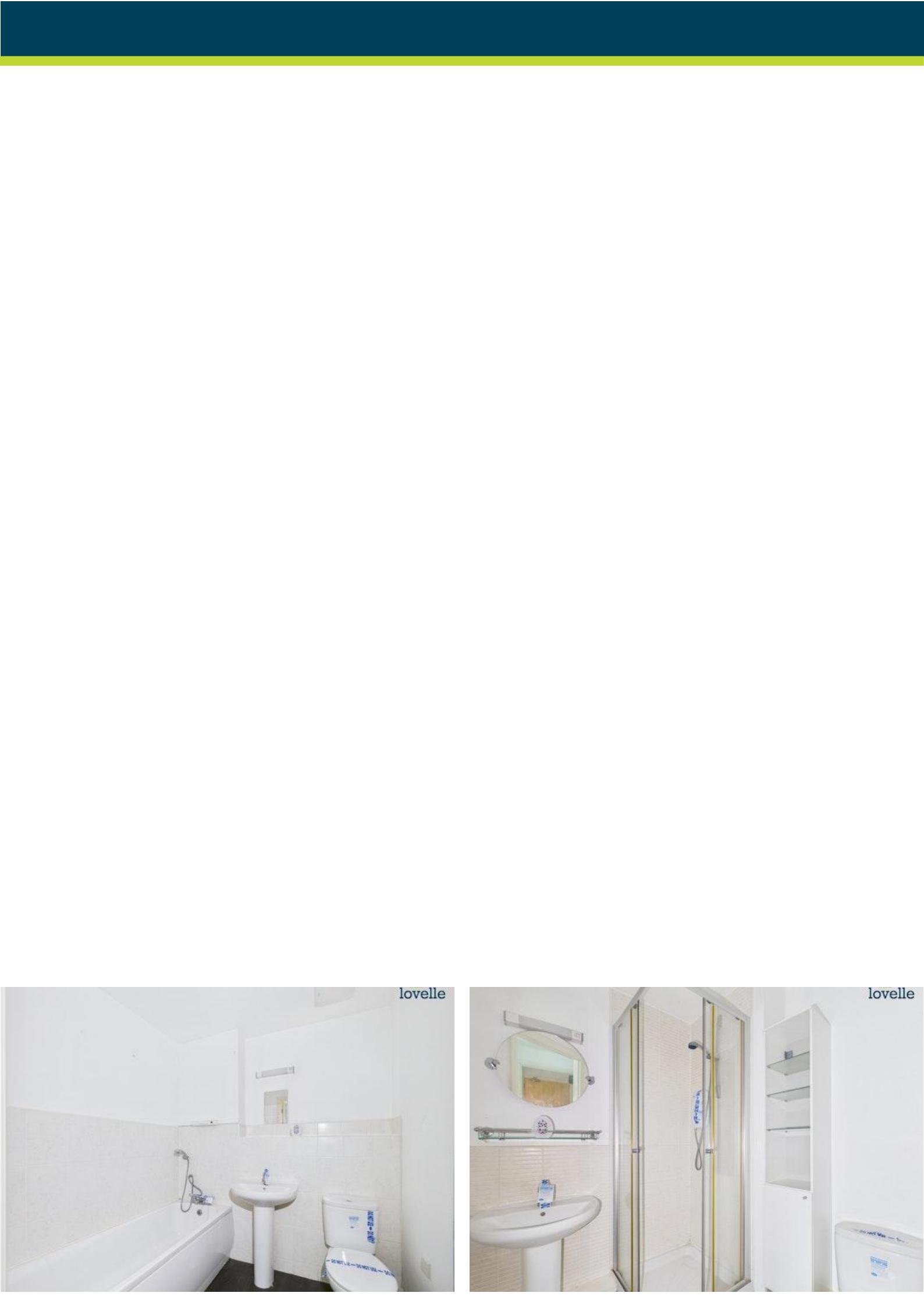
### Agents Notes

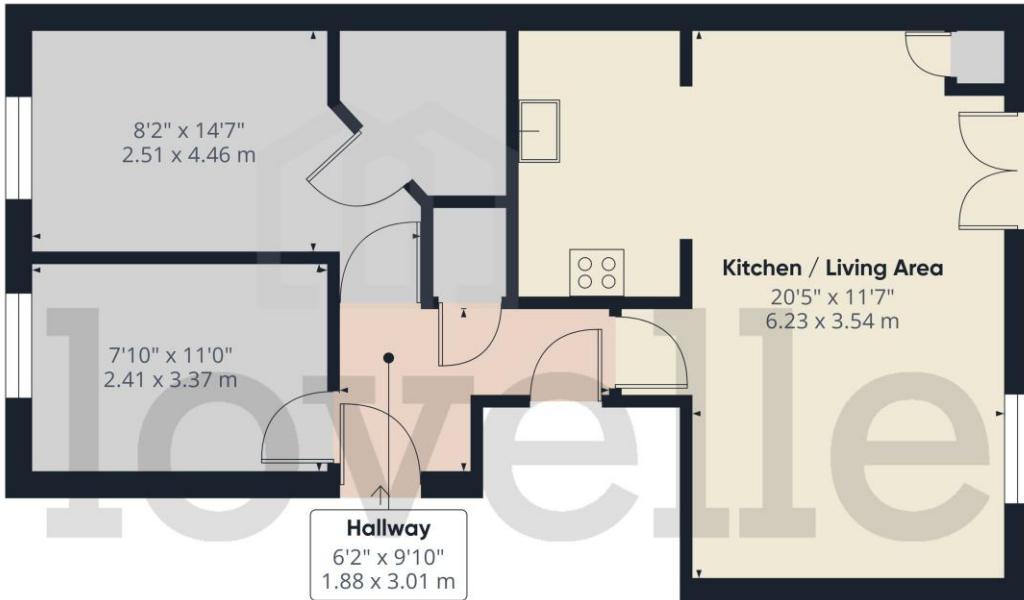
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Approximate total area<sup>(1)</sup>  
602 ft<sup>2</sup>  
56 m<sup>2</sup>

(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.

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

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