



Kingsway, Lincoln



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£170,000

- Bay Fronted Semi Detached House
- Cul De Sac Position
- Three Bedrooms
- Open Plan Dining Kitchen
- Bathroom & Ensuite
- Enclosed Rear Courtyard with Shed
- Walking Distance to Train & Bus Stations
- EPC rating D



City centre bay fronted semi-detached house, in a cul de sac position conveniently located within walking distance of a range of amenities to include the train and bus stations. Under the current ownership the property has undergone a scheme of improvements to include updating the shower room, bathroom, radiators and re-rendering the external face of the property. The accommodation comprises shared entrance passageway, entrance hall, lounge, dining room open plan to kitchen, bathroom with freestanding bath and upstairs three bedrooms with ensuite shower room to the main bedroom. To the rear an enclosed courtyard garden with wooden shed. The property further benefits from gas central heating and upvc double glazed windows.

Shared Passageway

Door to front aspect, leading to the entrance door of the property and to the rear offering gated access into the rear courtyard.

Entrance Hall

Stairs to first floor.

Lounge

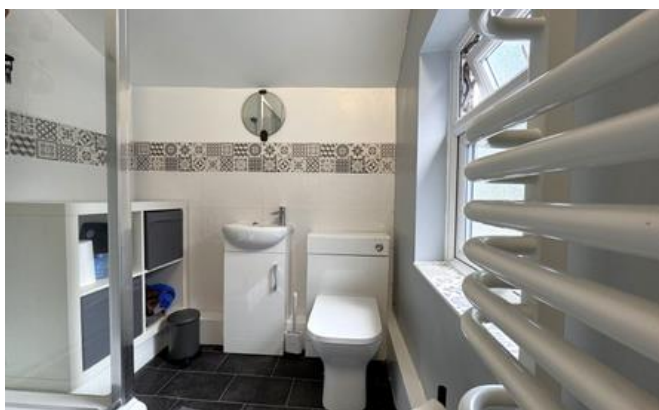
11'2" x 11'6" (3.4m x 3.5m)

Bay window to front aspect, radiator and coving to ceiling.

Dining Room

11'5" x 11'6" (3.5m x 3.5m)

Window and door to rear aspect, laminate flooring, column radiator and understairs storage cupboard.



Kitchen

6'4" x 10'6" (1.9m x 3.2m)

Window to side aspect. Fitted with wall and base units with work surface over and stainless-steel drainer sink unit. Space for cooker and fridge/freezer, space and plumbing for washing machine and dishwasher. Built in double storage cupboard housing gas central heating boiler.

Bathroom

6'4" x 11'5" (1.9m x 3.5m)

Window to side aspect. Fitted with a low level wc, wash hand basin and free-standing double ended bath with free standing bath shower mixer tap. Tiled flooring, part tiled walls, extractor fan and column radiators.

Landing

Large loft access with built in loft ladder with handle.

Bedroom One

11'7" x 12'0" (3.5m x 3.7m)

Window to rear aspect, built in wardrobe and coving to ceiling.

Ensuite

5'6" x 6'9" (1.7m x 2.1m)

Window to side aspect. Fitted with a low level wc, wash hand basin and double shower cubicle. Heated towel rail, part tiled walls and extractor fan.

Bedroom Two

7'3" x 11'3" (2.2m x 3.4m)

Window to front aspect, radiator and coving to ceiling.

Bedroom Three

7'5" x 8'5" (2.3m x 2.6m)

Window to front aspect, radiator and coving to ceiling.



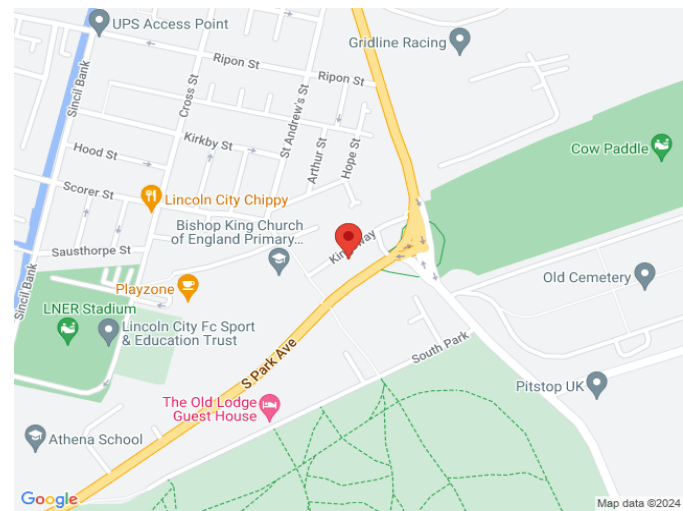
Outside

To the rear of the property is an enclosed courtyard with gravelled area, patio and wooden shed. There is a brick outbuilding with door, window, power and lighting.

Agents Note

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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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