



Sibthorpe Street, Lincoln



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£585 PCM

- Virtual Viewing Available
- Five Bedroom House Share
- £125 - £135 per week
- £542 - £585 per month
- All Bills Included
- EPC Grade D, Council Tax Band A
- Deposit £300 Per Room
- EPC rating D



****Video Tour Available**** City Centre Bay Fronted Terraced House offering FIVE BEDROOM house share accommodation. The layout comprises Private Entrance Passageway, Entrance Hall, Living Dining Room with opening through to the Kitchen, Utility & WC, Five Bedrooms, Shower Room and Bathroom. Available Immediately. EPC Grade D & Council Tax Band A.

Passageway

Secure door to front aspect and door to rear courtyard garden.

Entrance Hall

Stairs to first floor.

Living Dining Room

12'5" x 12'3" (3.8m x 3.7m)

Window to rear aspect, understairs storage cupboard and opening to the Kitchen.

Kitchen

12'2" x 7'4" (3.7m x 2.2m)

Window and door to side aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over. Fitted oven with hob and extractor hood over. Washing machine.



Bathroom

7'5" x 6'9" (2.3m x 2.1m)

Window to side aspect. Fitted with a wash hand basin and panelled bath with shower.

Utility / WC

6'9" x 4'4" (2.1m x 1.3m)

Windows to rear and side aspect. Wall mounted gas central heating boiler, washing machine and wc.

Landing

Doors to rooms.

Bedroom Two

12'4" x 9'6" (3.8m x 2.9m)

Window to rear aspect and radiator.

Bedroom Three

11'7" x 8'3" (3.5m x 2.5m)

Window to front aspect and radiator.

Bedroom Four

11'9" x 7'4" (3.6m x 2.2m)

Window to rear aspect and radiator.

Bedroom Five

11'7" x 7'3" (3.5m x 2.2m)

Window to front aspect and radiator.

Shower Room

Fitted with low level wc, wash hand basin and shower.



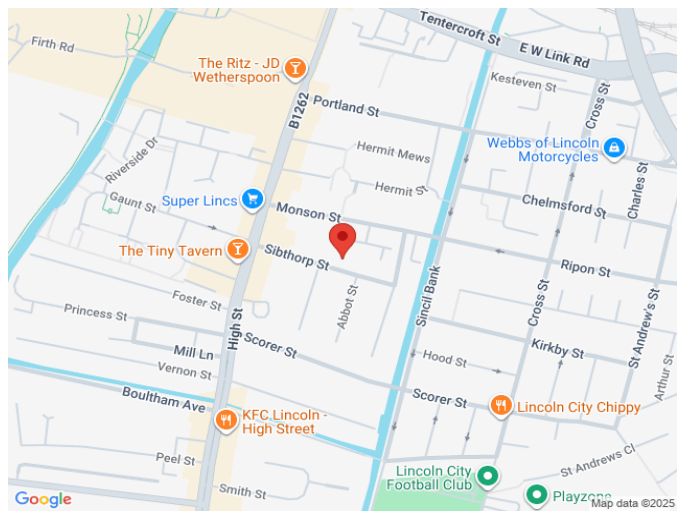
Outside

To the rear of the property is an enclosed courtyard. To the side of the property is a private passageway leading to the rear.

Agents Note

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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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