



Robins Crescent , Lincoln



£995 PCM

- ** Virtual Viewing Available **
- Three Storey Town House
- Three Bedrooms
- Ensuite, WC & Bathroom
- Off Road Parking & Garage
- Holding Deposit: £1148
- Deposit: £229
- EPC rating C



**** Virtual Viewing Available **** **THREE STOREY TOWN HOUSE** situated in the popular Witham St Hughs Development and within walking distance of the local amenities. The ground floor accommodation comprises Entrance Hall, WC, Study & Dining Kitchen. On the first floor the living room and Bedroom Two with built in wardrobes. On the second floor Bedroom One with Ensuite, Bedroom Three and Family Bathroom. Outside enclosed lawned rear garden, driveway and Garage. EPC Grade C & Council Tax Band B.

Entrance Hall

Stairs to first floor and radiator.

Dining Kitchen

12'8" x 12'7" (3.9m x 3.8m)

Window and French doors to rear 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. Integrated dishwasher, space and plumbing for washing machine and fridge freezer. Wall mounted gas central heating boiler housed in wall unit. Understairs storage cupboard. Radiator.

Study/Play Room

9'9" x 8'7" (3m x 2.6m)

Window to front aspect and radiator.



WC

Fitted with a low level wc, wash hand basin and radiator.

First Floor Landing

Stairs to second floor and radiator.

Living Room

12'7" x 9'9" (3.8m x 3m)

Window and Juliette balcony to front aspect. Radiator.

Bedroom Two

10'6" x 9'7" (3.2m x 2.9m)

Window to rear aspect, radiator and built in wardrobes.

Second Floor Landing

Radiator and built in airing cupboard housing hot water cylinder.

Bedroom One

10'6" x 10'2" (3.2m x 3.1m)

Window to front aspect, radiator and built in wardrobes.

Ensuite

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

Bedroom Three

9'9" x 6'9" (3m x 2.1m)

Window to rear aspect and radiator.

Bathroom

6'8" x 6'5" (2m x 2m)

Fitted with a low level wc, wash hand basin and panelled bath. Part tiled walls and radiator.



Outside

To the front of the property there is gated access with a pathway leading to the front door and the remainder is gravelled. To the rear of the property is an enclosed lawned garden with gated side access to the off road parking and garage.

Garage

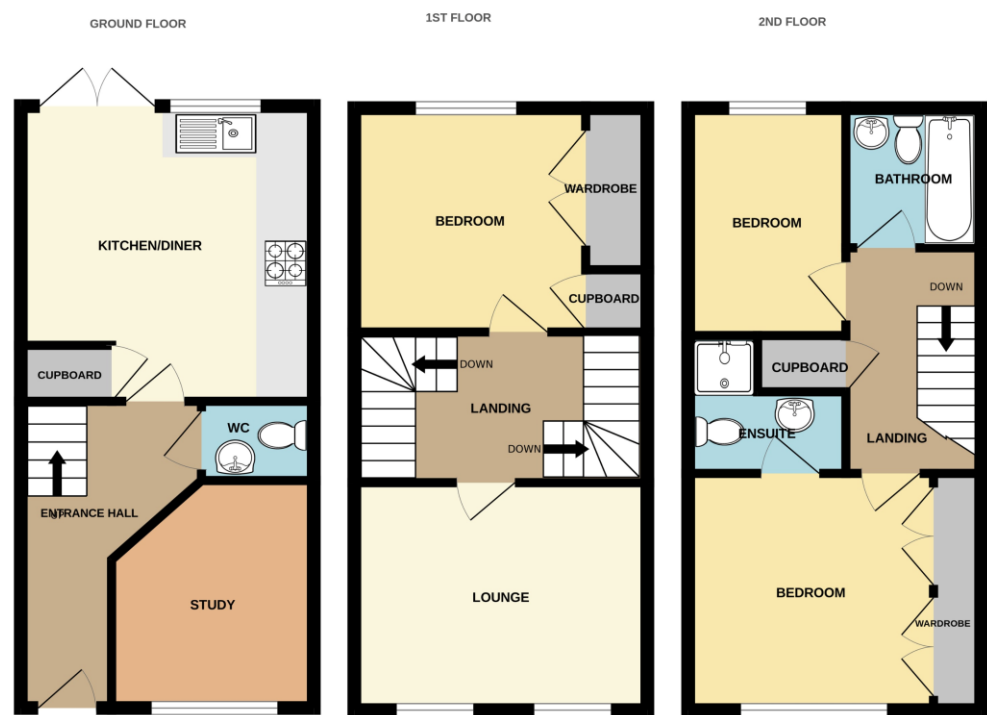
18'3" x 8'3" (5.6m x 2.5m)

Under a coach house with up and over door.

Agents Note

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Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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