



Ebony Grove, Lincoln



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£995 PCM

- ** Virtual Viewing Available **
- Well Presented & Modern Throughout
- Three Bedroom Town House
- Brand New Kitchen Diner
- Deposit: £1148
- Holding Deposit: £229
- Council Tax Band A
- EPC rating D



**** Virtual Viewing Available **** Well Presented with Brand New Kitchen Diner, is this Three Bedroom Terraced House situated in a residential area to the south of Lincoln City Centre. The location provides good access to business routes, amenities and public transport. Available November 2025. The accommodation comprises Entrance Hall, Dual Aspect Living Room, Brand New Kitchen Diner with integrated appliances, Garden Room, Landing, Three Bedrooms and Bathroom. To the rear is an enclosed rear garden with woodland views.

Entrance Hall

Door with glazed entrance to front aspect, stairs to first floor and radiator.

Living Room

19'9" x 11'1" (6m x 3.4m)

Windows to both front and rear aspects, electric fire within decorative surround and two radiators.

Dining Kitchen

21'3" x 12'7" (6.5m x 3.8m)

Door and window to front aspect and door into the garden room. Fitted with a range of wall and base units with work surface over and drainer sink unit. Fitted oven, induction hob and extractor over. Integrated fridge freezer and dishwasher. Tiled flooring and radiator.



Garden Room

15'3" x 7'4" (4.6m x 2.2m)

Door and windows to rear aspect and window to side aspect. Work surface and space and plumbing for washing machine and tumble dryer.

First Floor Landing

Built in double storage cupboard.

Bedroom One

14'5" x 10'0" (4.4m x 3m)

Window to front aspect and radiator.

Bedroom Two

11'1" x 9'9" (3.4m x 3m)

Window to rear aspect and radiator. Built in storage cupboard with wall mounted gas central heating boiler.

Bedroom Three

10'11" x 7'6" (3.3m x 2.3m)

Window to front aspect, radiator and built in double storage cupboard.

Bathroom

9'3" x 5'5" (2.8m x 1.7m)

Two windows to rear aspect. Fitted with a low level wc, wash hand basin, panelled bath and shower cubicle. Part tiled walls



Outside

To the rear of the property is an enclosed lawned garden with a woodland back drop and two useful sheds.

Agents Note

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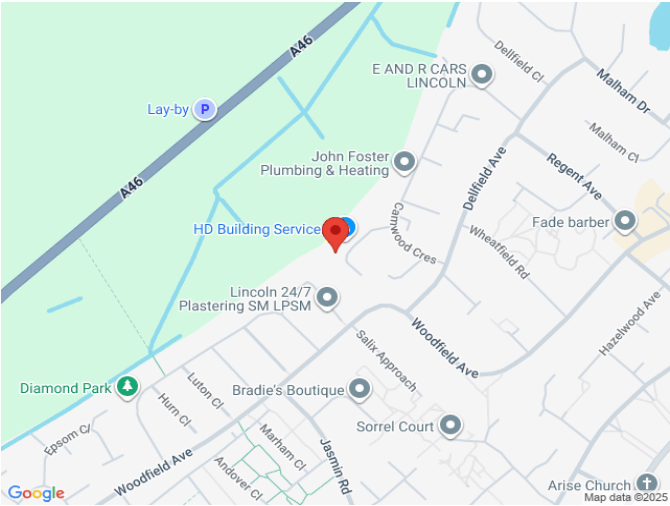
Floorplan



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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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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