



23 Lincoln Street  
Newark, NG24 1HP  
Asking Price £120,000

## 23 Lincoln Street

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**\*\*\*GREAT FIRST TIME HOME\*\*\*** A charming, terraced house that is sure to steal your heart! Being sold with no upward chain this delightful property boasts a cosy reception room, perfect for relaxing after a long day. There is a modern kitchen with a range of base & wall units incorporating an integrated fridge/freezer, dishwasher, and cooker with a gas hob. With one spacious double room, a box room and an attic room, there's plenty of space for a small family or guests. The bathroom is spacious, offering a separate shower, corner bath, WC and wash hand basin.

The property benefits from gas central heating, UPVC double glazing and outbuildings.

Outside there is an enclosed rear garden which is mainly paved and has a garden shed.

Located in the heart of Newark, this property is surrounded by a vibrant community and offers easy access to local amenities, schools, and transport links. Newark Northgate Train station is within walking distance ideal for commuters as Kings Cross can be reached in 1 hour 15 mins.

### Lounge

13'2" x 12'2" (4.01m x 3.71m)





**Kitchen**  
11'2 x 10'1 (3.40m x 3.07m)

**Bedroom One**  
18'1 x 12'2 (5.51m x 3.71m)

**Box Room**  
11'2 x 4'10 (3.40m x 1.47m)

**Bathroom**  
11'2 x 8'8 (3.40m x 2.64m)

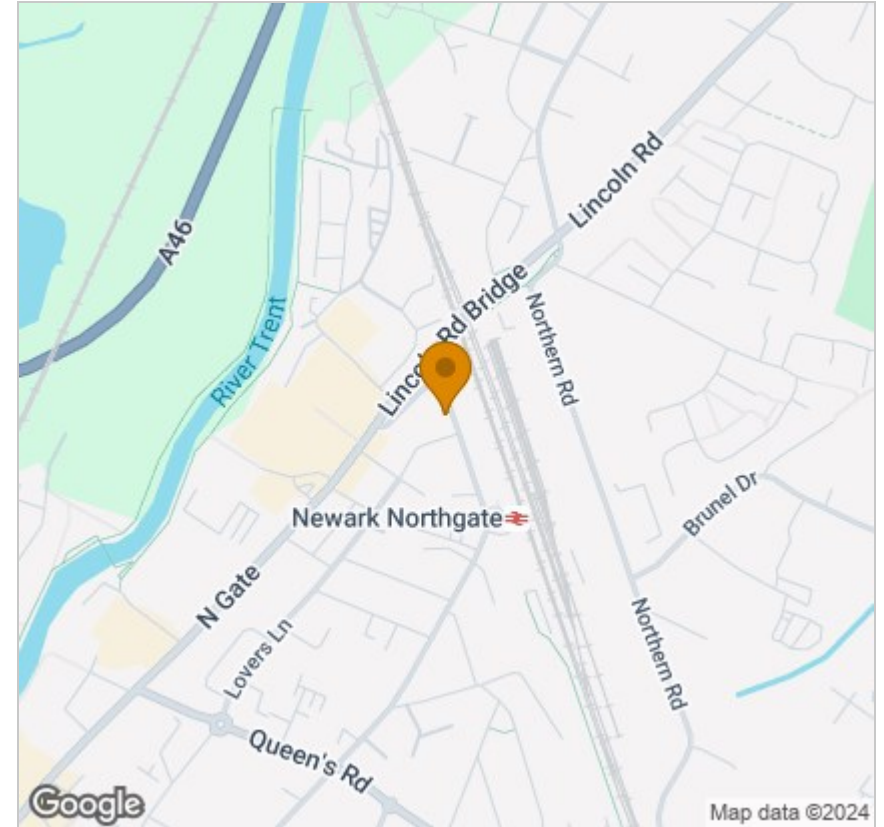
**Attic Room**  
18'1 x 11'2 (5.51m x 3.40m)



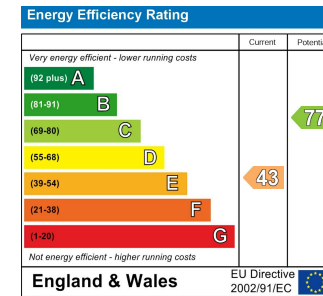
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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