

## Cromwell Street, Lincoln, LN2 5LP



Asking Price £135,000 Freehold



**\*\* NO CHAIN\*\*PRICED TO SELL\*\*** A three storey Victorian town house located off Monks Road close to the beautiful Arboretum and a few minutes walk into Lincoln City Centre. The property comprises briefly of: Hall, Bay fronted lounge, separate large dining room, kitchen, one double and one single bedroom and shower room on 1st floor with the largest bedroom located on the top floor. The outside rear has a walled garden with raised alfresco dining area and lockable passageway for added security, Gas Central Heating with radiators to all rooms and UPVC double glazing throughout.  
EPC rating: D Council Tax band: A

## Accommodation

The property is entered via a front door down the passageway which has a wrought iron lockable all gate beyond the door providing security to all three rear gardens.

## Lounge

10'11" x 11'1"



Having a UPVC Bay window to front elevation with a built in window seat having storage underneath, 2 arches either side of chimney breast one with storage and shelving carpeted flooring smoke alarm and pendant lighting.

## Hall

Stairs leading to 1st and 2nd floor landings with doors to Lounge and Dining Room.

## Dining Room

12'7" x 11'6"



Having carpeted flooring, smoke alarm, room thermostat, control panel, pendant lighting, UPVC upper glazed door to rear garden with adjacent full height window on the left side, a large recess under the stairs and door to kitchen.

## Kitchen

18'2" x 6'7"



Two windows to side elevation and one to the rear, having space for a large fridge freezer, a range of base and walls units with laminate worktop, single bowl stainless steel sink with mixer tap, electric cooker, Ideal C30 Combi Boiler, space for washing machine and dishwasher, vinyl flooring and strip lighting on the ceiling.

## Bedroom 1 (Top Floor)

11'0" x 15'6"



A very large room currently used as a games room, being located on the 2nd Floor having window to front elevation, storage cupboard over the staircase, carpeted flooring, smoke alarm and pendant lighting.

## Bedroom 2 12'0" x 11'10"



Window to rear elevation, loft access, carpeted flooring and pendant lighting.

## Bedroom 3 7'11" x 9'1"



Currently used as a home office having window to front elevation, carpeted flooring and pendant lighting.

## Shower Room



Located on the first floor having window to front elevation, extractor fan, a shower cubicle with mermaid boarded enclosure and electric shower unit, separate toilet, pedestal sink and vinyl flooring.

## First Floor Landing

Having a Storage cupboard with louvered doors.

## Top Landing

Stairs from and to the first floor landing accessing Bedroom one.

## Garden

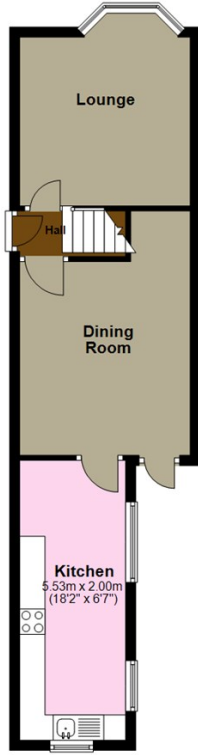


A wall rear garden with a wrought iron gate to the side, outside tap, concrete area up to the house back door, a raised patio area for outside dining and entertaining with a wooden storage shed.

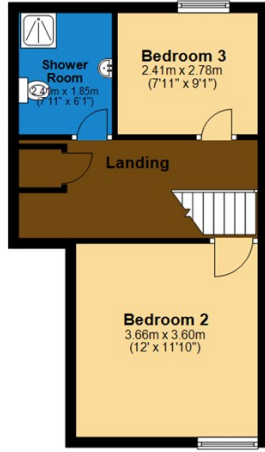
## Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

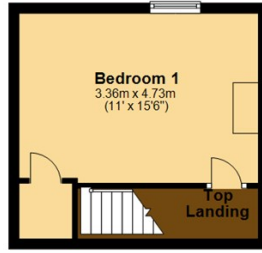
**Ground Floor**



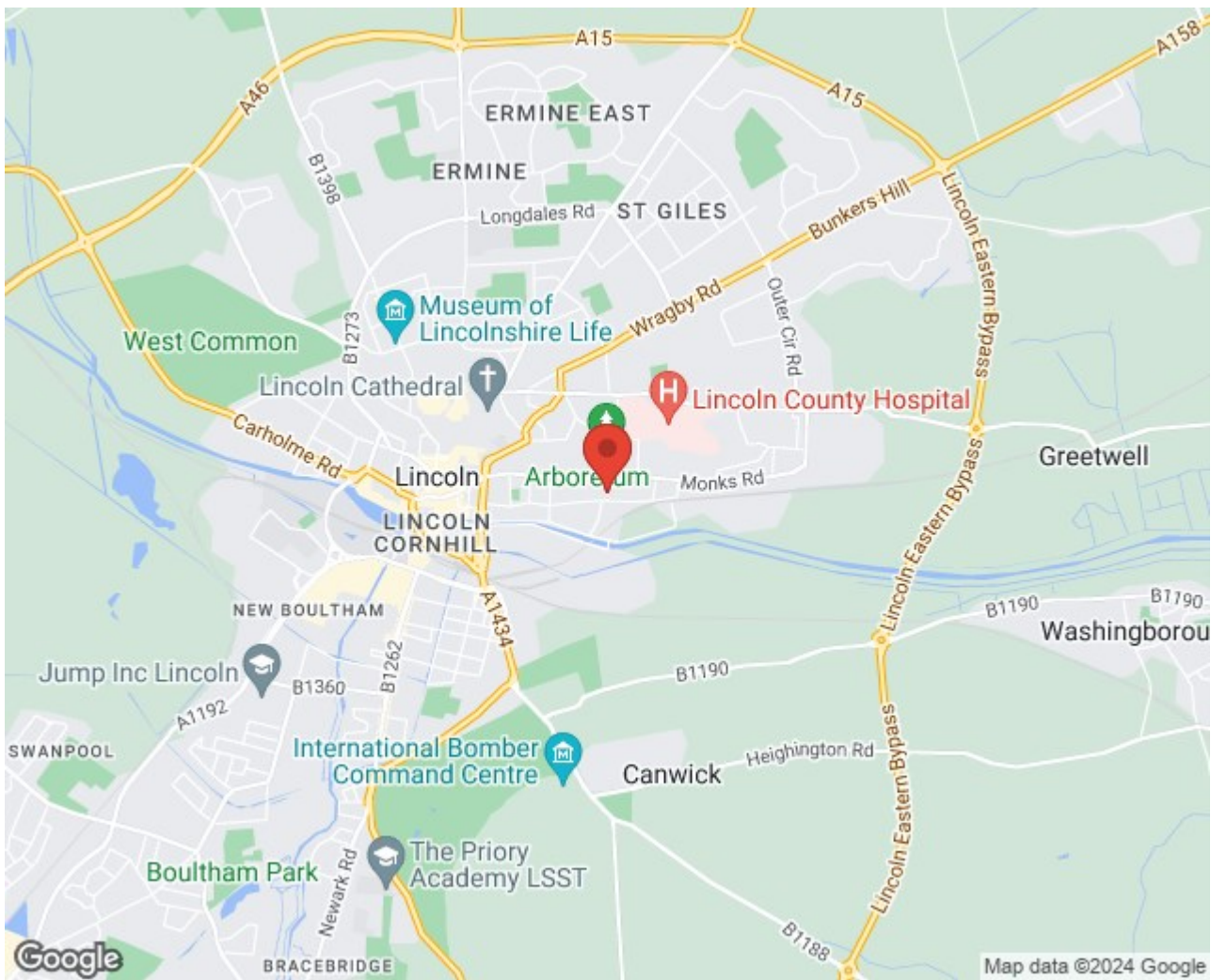
**First Floor**



**Second Floor**



Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture  
Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	