



**Newark Road, Lincoln LN5 8PA**



**welcome to**

**Newark Road, Lincoln**

Early viewing is essential for this spacious end-terraced home situated within a popular location near to a wide range of amenities, transport links and schooling. Boasting generous bedrooms, two reception rooms, modern fitted kitchen and low maintenance gardens.



## Lounge

9' x 14' 7" ( 2.74m x 4.45m )

With double glazed window to the front, wall lights, laminate flooring and radiator.

## Dining Room

11' 5" x 11' 2" ( 3.48m x 3.40m )

With double glazed window to the rear, brick fireplace (closed), coving to the ceiling, laminate flooring, radiator, understairs storage and archway to:-

## Kitchen

7' 7" x 9' 2" max ( 2.31m x 2.79m max )

With double glazed obscured door to the rear, a modern fitted kitchen in a range of wall and base units with work surfaces, inset sink and drainer, integral oven, hob with cooker hood fitted over, space for washing machine, space for washing machine, tiled backsplash and chrome sockets with USB ports.

## Bedroom One

11' 11" max x 11' 2" max ( 3.63m max x 3.40m max )

With double glazed window to the rear, coving to the ceiling, storage cupboard housing boiler, carpet flooring and radiator.

## Bedroom Two

9' 1" x 8' 5" ( 2.77m x 2.57m )

With double glazed window to the front, carpet flooring, storage cupboard and radiator.

## Bathroom

With double glazed obscured window to the rear, bath with electric shower fitted over, wc, wash hand basin with vanity under, tiling to the walls and floor, extractor fan, spotlights and heated towel rail.

## Outside

Property benefits from patio areas to the front and rear, gated side access to the rear garden and two sheds to the rear.



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welcome to

## Newark Road, Lincoln

- SPACIOUS END-TERRACED HOME
- IDEAL FIRST TIME BUY
- TWO RECEPTION ROOMS
- TWO GENEROUS BEDROOMS
- LOW MAINTENANCE GARDENS

Tenure: Freehold EPC Rating: E

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121465 - 0003

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