

Newark Road, Lincoln LN5 8PA



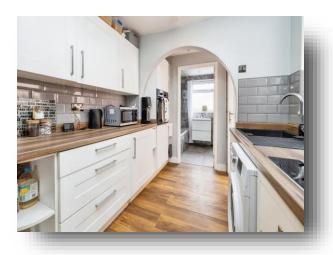
welcome to

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" ($2.74m \times 4.45m$) 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" ($2.77m \times 2.57m$) 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.





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





view this property online williamhbrown.co.uk/Property/LCR121465



Property Ref: LCR121465 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Clayton Rd

Map data ©2024

Newark Rd

Francis St

Ellison St

Victoria St

Please note the marker reflects the

postcode not the actual property



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