



Fulmen Close, Lincoln, LN1 1AW

welcome to
Fulmen Close, Lincoln

This particularly modern two bedroom upper floor is situated within a highly sought after uphill area. Benefitting from no onward chain, open plan living, off street parking, garage and local access to a range of amenities.



Communal Entrance

Entrance Hall

With double glazed window to the side, wood effect flooring, inset ceiling lights, built in cupboard, wall mounted entry phone and wall mounted electric heater.

Kitchen / Lounge

23' 10" max x 17' 2" max (7.26m max x 5.23m max)

With three double glazed windows to the side and rear, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel oven, induction hob with extractor fan over, integral fridge freezer, integral dishwasher, integral washing machine, inset ceiling lights, laminate flooring and wall mounted electric heater.

Bedroom One

10' x 9' 6" (3.05m x 2.90m)

With double glazed window to the side and wall mounted electric heater.

Bedroom Two

9' 7" x 8' 7" (2.92m x 2.62m)

With double glazed window to the rear, laminate flooring, inset ceiling lights and built in airing cupboard housing hot water cylinder.

Bathroom

With wc, wash hand basin, bath with wall mounted shower and fitted screen, heated towel rail, inset ceiling lights, extractor fan and tiling to the walls.



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welcome to

Fulmen Close, Lincoln

- NO ONWARD CHAIN
- MODERN UPPER FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING SPACE
- TWO DOUBLE BEDROOMS & FAMILY BATHROOM
- OFF STREET PARKING & GARAGE

Tenure: Leasehold

EPC Rating: C

Council Tax Band: A

Service Charge: 1701.82 & Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LCR123382 - 0002

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