



28 Beaufort Road
Lincoln. LN2 3SE



A one bedroom mid-terraced property set to a no-through road location in the county city of Lincoln, within convenient distance of a range of services and amenities. The accommodation comprises; entrance hall, bathroom, kitchen, living room and bedroom. There is a parking area to the frontage and enclosed lawned rear garden.

NO ONWARD CHAIN!



28 Beaufort Road, Lincoln

ACCOMMODATION

Storm Porch with meter cupboard behind wooden door, and through wood effect double glazed obscure leaded door to:

Entrance Hallway with wood effect flooring, built in storage space and ceiling light. Doors to kitchen and to:

Bathroom having wood effect obscure double glazed leaded window to front aspect; bath with electric shower over, pedestal wash hand basin and low level WC. Vinyl flooring, tiles to half height to walls and ceiling light.

Kitchen having storage units to base level, sink and drainer inset to roll edge worktop with space and connections for under counter fridge, freezer, oven and four ring hob. Wood effect flooring, inset ceiling lights and power points. Open archway to:

Living Room having wood effect double glazed leaded French doors to rear aspect; log burner effect electric fire to wall, TV point, carpeted floor, wall mounted electric heater, wall lights and power points. Open leaf wood stairs to:

First Floor Bedroom having wood effect double glazed leaded windows to front aspect; carpeted floor, wall lights and power points.

OUTSIDE

The property is approached to the front over driveway providing dedicated off road parking.

The rear garden is laid to lawn with paved path off the French doors. Boundaries contained by mixed fencing and hedging to the rear; open to the front

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: D

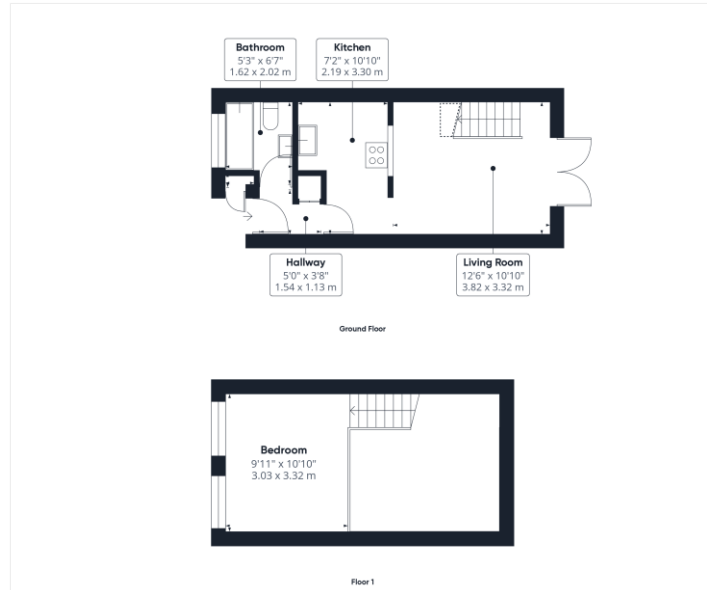
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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