



201 Winn Street
Lincoln. LN2 5EY

BELL



201 Winn Street Lincoln

NO ONWARD CHAIN! 201 Winn Street is a three bedroom, mid terrace property, situated in the popular residential area off Monks Road in the City. Accommodation comprises; living room, dining room, kitchen and bathroom to ground floor, three bedrooms to first floor. The property has been recently refurbished, re-decorated and re-wired.

The shared access gate is with number 203, with the house located on the right side. The gas meter is discreetly placed in front of the window. There is space for bins and potentially pots of plants in front of the window. The white UPVC door with a frosted window leads into the living area. There is a courtyard garden area to the rear.

ACCOMMODATION

Living Room with uPVC front obscure glazed entrance door, bay window with northerly aspect with rotating blinds, wood style laminate flooring, cream-colored walls, with a floral-patterned feature wall. (fireplace now bricked up and sealed). Three lamp chandelier, radiator, electric meter reader and fuse box power points and telephone point. Doors to dining room and the stairs to the first floor.

Dining Room had south facing double glazed window, radiator, spacious under stairs storage space, ceiling light. Heating thermostat and power points. Door and steps through to:

Kitchen having two windows with an easterly outlook over the rear; a range of fitted base, wall and drawer units, sink unit with drainer set to work surface. Gas hob paired with an electric oven, vented cooker hood above, Indesit





washing machine (5kg capacity) is also installed. Tiled floor, fluorescent lighting strip and power points.

Bathroom having east-facing obscure glazed window, bath with shower over, ceramic sink with an integrated white wooden cabinet beneath, ceramic WC discreetly located behind the bathtub for added privacy. Airing cupboard housing a Vaillant boiler and an overhead ceiling light. Pull cord ceiling light, radiator and a wall extractor vent.

First Floor

Landing having a smoke alarm and ceiling light, switches control the lighting for the stairs, living room, and dining room. The stairs are carpeted in dark grey, and the landing features floral-patterned walls.

Master Bedroom having north facing window; the largest bedroom offers ample built in closet space, a radiator by the window, and two power points. The room is accessed via a painted white wooden door and features a pull cord switch,

Bedroom 2 with south facing window allowing good natural light overlooking the railway; radiator,

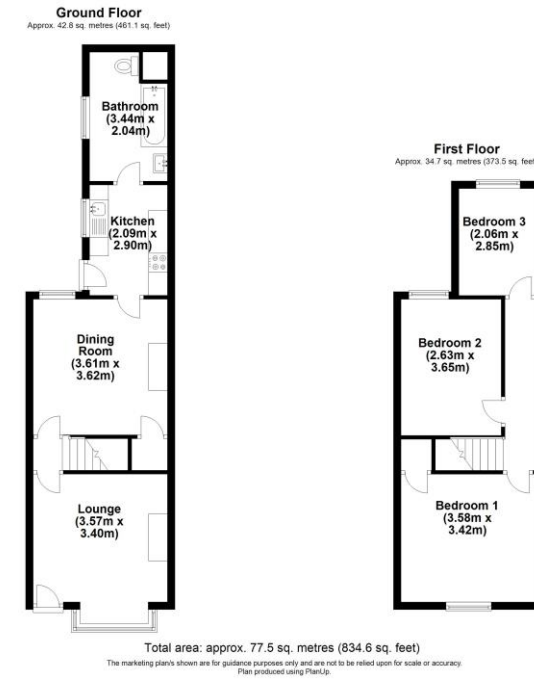
Bedroom 3 with south facing window; accessed from the landing with no door fitted, sits slightly lower than the other rooms, with two steps leading down into a small space. The room features a wall light, pipes running along the skirting, a vent on the wall by the double-glazed window, and a small radiator,

COURTYARD

A step leads down to the cement courtyard, which extends past both the kitchen and the bathroom. A small garden bed is available for growing plants, and pipes run down from the roof as well as from the kitchen and bathroom.

A wooden door—shared with number 203—provides access to the side road (this door is due for replacement), and a metal drying wire is installed.





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

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