



**38 Foster Street**  
Lincoln. LN5 7QF





## 38 Foster Street Lincoln

This is a mid-terrace property offering a traditional layout of accommodation situated in a popular residential area of the City. Accommodation comprises Hallway, lounge, dining room, galley kitchen and bathroom to ground floor; three bedrooms to first floor.

There is a low maintenance garden area to the rear with paved seating/storage space. A shared passageway access with no. 36 provides access to the main entrance door.

### ACCOMMODATION

The property is accessed via a shared entrance with number 36 featuring original Victorian-style tiled flooring and timber door with glazed panels through to:

**Hallway** having carpeted flooring, staircase with wooden rail up to first floor with full-size, deep, under stairs storage cupboard; decorative hanging ceiling light. Doors to:

**Lounge** with north-facing bay-style window; fireplace with surround and hearth and gas fire inset, decorative cornice, built-in cinema projection setup, carpeted floor, curtain rail with wooden pelmet.

**Dining Room** with south-facing window overlooking the garden; fireplace with decorative surround, gas fire inset and fitted shelving in the alcove, pendant light fitting and ceiling cornice, carpeted flooring, curtain rail and pelmet. Sliding glass-panel door to:





**Kitchen** having east-facing window; galley-style fitted kitchen with wood-effect worktops and matching cabinets, composite sink with dual-control mixer tap, space for freestanding gas cooker. Carpeted flooring and tiled splash backs. uPVC door giving access to the rear garden.

**Bathroom** with obscure south facing window; comprising fitted bath with mixer tap, WC, and wash hand basin. Wall-mounted heater and modern water heater housed above boxed unit. Carpeted floor, wall tiling with decorative border and towel rail.

### First Floor

**Landing** with carpeted floor, cupboard space with ample storage, ceiling light and access to fully boarded and insulated loft space via built-in ladder.

**Bedroom 3** a compact single bedroom with north-facing window; currently decorated in a children's theme, with colourful murals and matching curtains, carpeted floor and gas fired heater.

**Bedroom 2** a comfortable single bedroom with north-facing window; carpeted floor, gas fired heater and pendant light fitting. Adaptable as a home office, reading room, or hobby space.

**Master Bedroom** a spacious double bedroom with south-facing window overlooking the garden; gas fired heater positioned beneath the window, carpeted floor and neutral décor.

### OUTSIDE

There is a small wall enclosed area to the frontage off the footpath.

Having a south facing, enclosed low-maintenance courtyard-style garden to the rear, which can be accessed via the kitchen, having a combination of paved patio and artificial grass area. Brick boundary walls on all sides for privacy and shelter with space for seating or small storage unit.





While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: E

Not a central heating system.

**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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