



Muirfield Close, Lincoln



**£112,500**

- 2nd Floor Apartment
- Openplan
- No Onward Chain
- Popular Location
- Allocated Parking
- Two Double Bedrooms
- Leasehold
- EPC rating B



Well-presented two-bedroom apartment with field views and located only a 5 minutes walk from local amenities. The property offers entrance hall, lounge diner, kitchen, bathroom, two double bedrooms and balcony. The property also benefits from allocated parking and is being sold with no onward chain.

### Entrance Hall

External door to stairwell and windows to front elevation.

### Lounge Diner

5.8m x 3.4m (19ft x 11ft)

Patio door and window to rear elevation with access to balcony, radiator and opening to kitchen.

### Kitchen

2.4m x 2.7m (8ft x 9ft)

Window to front elevation and fitted with a range of wall and base units with worktops over, sink with drainer, integrated electric oven, integrated four ring gas hob, integrated dishwasher, plumbing for washing machine and space for fridge freezer.

### Bedroom One

2.4m x 4.6m (8ft x 15ft)

Window to rear elevation, build in wardrobe and radiator.





### Bedroom Two

1.8m x 3.7m (6ft x 12ft)

Window to rear elevation and radiator.

### Bathroom

1.8m x 2.4m (6ft x 8ft)

Window to front elevation and fitted with panel bath with shower over, wash hand basin, low level WC and heated towel rail.

### Balcony

Wooden balcony overlooking woodland and fields.

### Parking

Single allocated parking space for one car.

### Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

# Floorplan

**GROUND FLOOR**  
716 sq.ft. (66.5 sq.m.) approx.



MURFIELD CLOSE, LINCOLN, LN6 0FR  
TOTAL FLOOR AREA - 716 sq.ft. (66.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropo 1/2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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