



Abbot Street, Lincoln



**£150,000**

- Bay Fronted Mid Terraced House
- Three Double Bedrooms
- Lounge & Dining Room
- Shared Passageway
- Downstairs Shower Room
- GCH & uPVC DG
- Freehold
- EPC rating D



THREE DOUBLE BEDROOM Bay Fronted Terraced situated within walking distance of the City Centre. The accommodation on the ground floor comprises Shared Passageway, Entrance Hall, Lounge, Dining Room, Kitchen and Bathroom. Upstairs there are Three Double Bedrooms. Outside there is an enclosed rear courtyard. The property benefits from Gas Central Heating and uPVC Double Glazing. No Onward Chain.

### Entrance Hall

Door to side aspect and stairs to first floor.

### Lounge

3.6m x 3.4m (11.7ft x 11.3ft)

Bay window to front aspect, radiator, gas fire inset into decorative surround and coving to ceiling.

### Dining Room

3.6m x 3.7m (11.7ft x 12ft)

Window to rear aspect, radiator and under stairs storage cupboard.

### Kitchen

2.2m x 4.2m (7.1ft x 13.7ft)

Two windows to side aspect. Fitted with a range of wall and base units with work surfaces over, stainless steel drainer sink unit with mixer tap over. Cooker with extractor hood over. Space and plumbing for washing machine and fridge.





## Rear Lobby

Door to side aspect.

## Shower Room

2.2m x 2.1m (7.1ft x 6.9ft)

Window to rear aspect. Fitted with a low level wc, wash hand basin and shower cubicle with wall mounted shower appliance. Part tiled walls and wall mounted gas central heating boiler.

## Landing

Loft access and radiator.

## Bedroom One

4.1m x 3.4m (13.6ft x 11ft)

Window to front aspect, radiator and built in storage cupboard.

## Bedroom Two

3.2m x 3.7m (10.5ft x 12ft)

Window to rear aspect and radiator.

## Bedroom Three

2.3m x 4.1m (7.6ft x 13.5ft)

Windows to side and rear aspects. Radiator.

## Outside

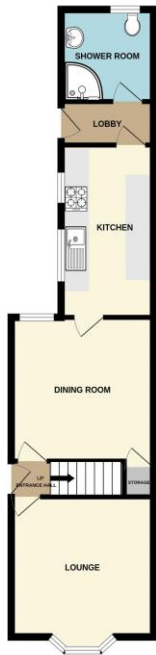
There is a shared passageway with gated side access leading to the enclosed rear courtyard garden.

## Agents 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  
473 sq.ft. (44.0 sq.m.) approx.



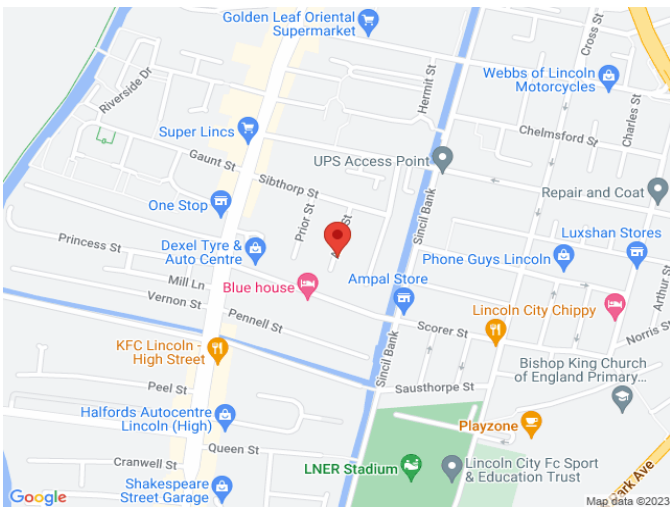
1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



ABBOT STREET, LN5 7SN

TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or the statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		



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