



Boultham Avenue, Lincoln



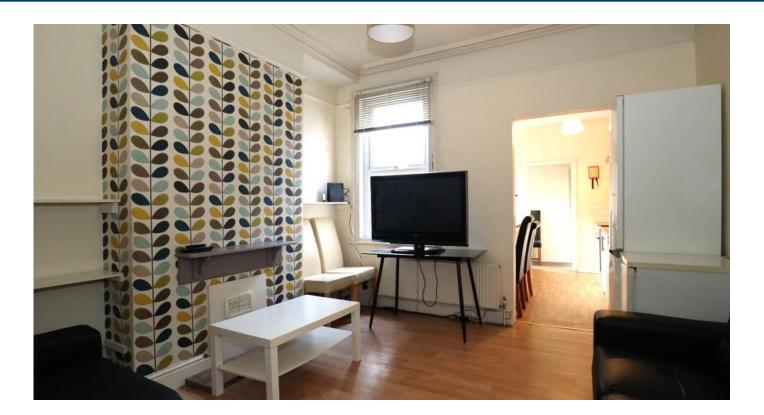




# £195,000

- Bay Front Period Terraced House
- Five Lettable Bedrooms
- Living Dining Room & Kitchen
- Two Shower Rooms

- GCH & Upvc DG
- **Enclosed Rear Garden**
- Freehold
- EPC rating E







Well Presented & Furnished Bay Fronted Terraced House in a City Centre Position within easy walking distance of Lincoln University, Train Station, Amenities & Green Space. NO ONWARD CHAIN. The accommodation on the ground floor comprises Entrance Passageway, Entrance Hall, Two Downstairs Bedrooms, Shower Room, Living/Dining Room, Breakfast Kitchen and Rear Hallway. On the first floor there are Three further Bedrooms and a Shower Room. Outside to the rear is an enclosed garden, with lawn and several pine trees. There is also an outside storage outbuilding. The property benefits from Gas Central Heating.

# **Entrance Passageway**

Door to front aspect and door to rear garden.

### **Entrance Hall**

Door to side aspect, radiator, stairs to first floor with understairs storage cupboard and coving to ceiling.

### Living Dining Room 3.6m x 3.6m (11.9ft x 11.9ft)

Window to rear aspect, radiator, coving to ceiling and picture rail.









# Breakfast Kitchen 3.3m x 3.3m (10.9ft x 10.7ft)

Window to side aspect. Fitted with a range of wall and base units with work surface over and breakfast bar feature. Stainless steel drainer sink unit, cooker with extractor hood over, part tiled walls, space and plumbing for washing machine and radiator.

### Rear Hallway

Door to side aspect and wall mounted gas central heating boiler.

### **Downstairs Bedroom One**

3.6m x 3.5m (11.9ft x 11.5ft)

Bay window to front aspect, decorative fire place, radiator, coving to ceiling, ceiling rose and picture rail.

### **Downstairs Bedroom Two**

5.3m x 2.1m (17.3ft x 7ft)

Window to side aspect and radiator.

### Shower Room

3.4m x 1.1m (11.1ft x 3.7ft)

Window to side aspect. Fitted with a low level wc, wash hand basin and shower cubicle, extractor fan and radiator. Part tiled walls.

# First Floor Landing

Feature stained glass loft window.

### **Bedroom Three**

4.6m x 3.5m (15.2ft x 11.5ft)

Window to front aspect. Feature Cast Iron Fireplace, recess storage areas, radiator and picture rail.

### **Bedroom Four**

3.6m x 2.3m (11.9ft x 7.5ft)

Window to rear aspect and radiator.









# Bedroom Five

3.6m x 2.3m (11.9ft x 7.4ft)

Window to rear aspect and radiator.

### **Shower Room**

1.8m x 1.2m (6ft x 3.9ft)

Fitted with a low level wc, wash hand basin and shower cubicle with wall mounted shower appliance over and extractor fan. Part tiled walls.

### Outside

To the rear of the property is an enclosed garden with lawn and trees.

# **Agents Note**

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# Floorplan





# Royal Naval Association Club Super Lincs Monson St Gaunt St Sibthorp St Sibthorp St Auto Centre House Framework Frincess St Auto Centre Wernon St Wernon St Lidl B1360 Was B

### BOULTHAM AVENUE, LINCOLN, LN5 7XZ

### TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, command any other items are approximate and on responsibility is taken for any error, omission or instantement. This plan is for illustrative purposes only and pholip to ested as such by any prospective purchaser. The services, and the properties of the purpose of the purp

