



Boutham Avenue, Lincoln



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**£187,500**

- 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

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  
663 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



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, 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 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		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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