



Rasen Lane, Lincoln



**£195,000**

- Terrace House
- Uphill Location
- Three Bedroom
- Cellar
- Two reception Rooms
- Newly Fitted Kitchen
- Freehold
- EPC rating E



Bay fronted, character property, located in the highly sought after uphill area of Lincoln. With in walking distance of the Bailgate and Cathedral Quarter.

The property offers entrance hall, lounge, dining room and kitchen to the ground floor. To the second floor there are three bedrooms and large family bathroom. The property also benefits from a cellar accessed from the kitchen. Outside the property to the rear is courtyard garden.

### Entrance Hall

External door to front aspect and stairs to first floor.

### Dining Room 3.70m x 3.33m (12'1" x 10'11")

Window to rear aspect, and wall mounted gas fire with back boiler.

### Lounge 3.15m x 4.36m (10'4" x 14'4")

Bay window to front aspect, feature fireplace and radiator.



### **Kitchen** 2.47m x 2.83m (8'1" x 9'4")

Window to rear aspect and external door to side aspect. Fitted with a range of modern wall and base units with worktops over, integrated double electric oven, induction hob, dish washer

### **Cellar** 2.03m x 3.52m (6'8" x 11'6")

With power and lighting.

### **Landing**

Access to loft and large storage cupboard.

### **Bedroom One** 3.11m x 3.45m (10'2" x 11'4")

Window to rear aspect, fitted wardrobes and radiator.

### **Bedroom Two** 3.69m x 3.56m (12'1" x 11'8")

Window to front aspect and radiator.

### **Bedroom Three** 2.01m x 2.64m (6'7" x 8'8")

Window to front aspect and radiator.

### **Shower Room** 3.28m x 2.83m (10'10" x 9'4")

Window to rear aspect and fitted with walk in shower, low level WC, wash hand basin with vanity unit under, extractor, airing cupboard and radiator.

### **Outside**

To the rear of the property there is a courtyard garden.

### **Agent Note**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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