



Hewson Road, Lincoln



**£285,000**

- Bay Fronted Mid Terraced House
- Four Bedrooms
- Bathroom & Downstairs WC
- Lounge, Dining Room & Snug
- Open Countryside Views to the Rear
- Walking Distance to City Centre
- Freehold
- EPC rating D





Stylish Bay Fronted Mid Terraced House set over three storeys and within walking distance of the city centre and with views over the green space of West Common. The accommodation on the ground floor comprises Entrance Hall with storage, Lounge with open fire, Dining Kitchen, Snug, Office & WC. Upstairs, over the other two floors there is FOUR BEDROOMS and a Bathroom. The property benefits from Gas Central Heating and is for sale with NO ONWARD CHAIN.

### Entrance Hall

Door to front aspect, built in utility cupboard housing washing machine and tumble dryer, stairs to first floor and understairs storage.

### Lounge 15'0" x 11'1" (4.6m x 3.4m)

Bay window to front aspect, radiator, coving to ceiling, wooden flooring and open fire place.

### Dining Room 12'5" x 10'2" (3.8m x 3.1m)

Wooden flooring and column radiator.



### **Kitchen 16'2" x 7'6" (4.9m x 2.3m)**

Double doors to rear aspect, window to side aspect and Velux windows with remote controlled blinds. Fitted with a range of wall and base units with work surfaces over. One and a half bowl drainer sink unit with mixer tap. Range cooker with extractor over and double fridge.

### **Snug 12'5" x 10'6" (3.8m x 3.2m)**

Bifold doors into the garden and windows to side, front and rear aspects and velux windows with remote controlled blinds. Radiator.

### **Office 6'11" x 5'6" (2.1m x 1.7m)**

Double doors from the dining area and double doors leading to the garden.

### **WC 0.00m x 0.00m (0'0" x 0'0")**

Fitted with a wc with handbasin and wooden flooring.

### **First Floor Landing**

Built in storage cupboard, wood flooring and stairs to second floor.

### **Bedroom One 15'2" x 13'1" (4.6m x 4m)**

Bay window to front aspect, radiator and two built in wardrobes. Wood flooring.

### **Bedroom Two 12'1" x 10'0" (3.7m x 3m)**

Window to rear aspect and radiator.

### **Bathroom 12'1" x 8'5" (3.7m x 2.6m)**

Window to rear aspect. Fitted with a low level wc, wash hand basin, shower cubicle and slipper bath with mixer tap. Wall mounted gas central heating boiler. Wooden flooring.

### **Second Floor Landing**

Doors to rooms.



### Bedroom Three 15'1" x 15'0" (4.6m x 4.6m)

Window to front aspect, radiator and wooden flooring.

### Bedroom Four 15'11" x 14'1" (4.8m x 4.3m)

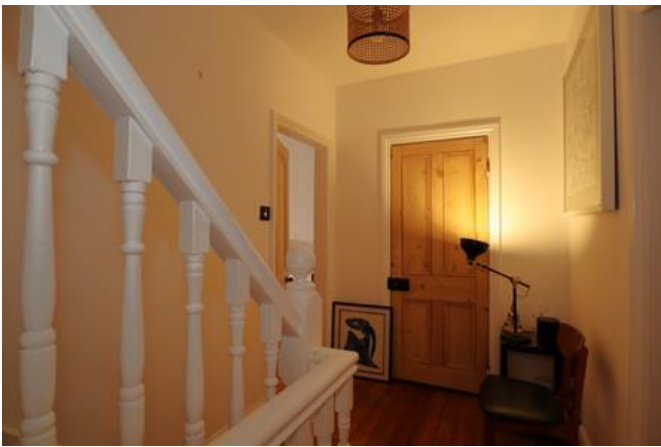
Window to rear aspect, radiator and wooden flooring.

### Outside

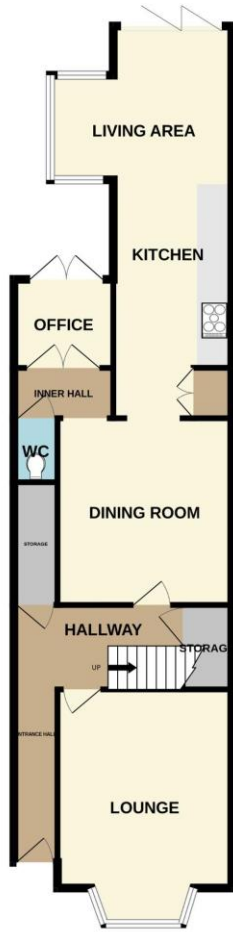
To the rear of the property is an enclosed garden with a decked seating area and a pond. There is a brick shed and gated rear access.

### Agents Note

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GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1636 sq.ft. (152.0 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		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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