



Monks Road, Lincoln



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£99,950



Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- Lounge
- Kitchen
- Shower Room
- City Centre Location
- EPC rating E





This ground floor split level apartment offers accommodation of two double bedrooms, lounge, kitchen and shower room. The property benefits from upvc double glazing, gas central heating and there is a gravelled garden to the side. The property is offered for sale with no chain.

Kitchen

Door and two windows to front aspect. Fitted with a range of base and wall units with work surfaces over, one and a half bowl stainless steel drainer sink unit with mixer tap over, tiled splash backs, integrated double oven and four ring gas hob and extractor hood over. Integrated fridge and freezer. Space and plumbing for washing machine. Tiled flooring with underfloor heating.

Shower Room

Window to front aspect. Fitted with a low level wc, wash hand basin with mixer tap and shower cubicle with shower appliance. Radiator, extractor fan and tiled flooring with underfloor heating.

Inner Hall

Wooden flooring.

Bedroom Two 3m x 2.7m (10ft x 9ft)

Window to front aspect, radiator and wooden flooring.

Lounge 4m x 3m (13ft x 10ft)

Windows to both front and side aspects. Wood burning stove within granite hearth. Radiator.

Stairs

Leading from the inner hall down to Bedroom One.

Bedroom One 4m x 3m (13ft x 10ft)

Window to side aspect. Built in under stairs storage cupboard, wooden flooring with underfloor heating and built in corner cupboard.



Agents Note

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Tenure

Please ask the agent for further details.

BASEMENT
189 sq.ft. (17.6 sq.m.) approx.



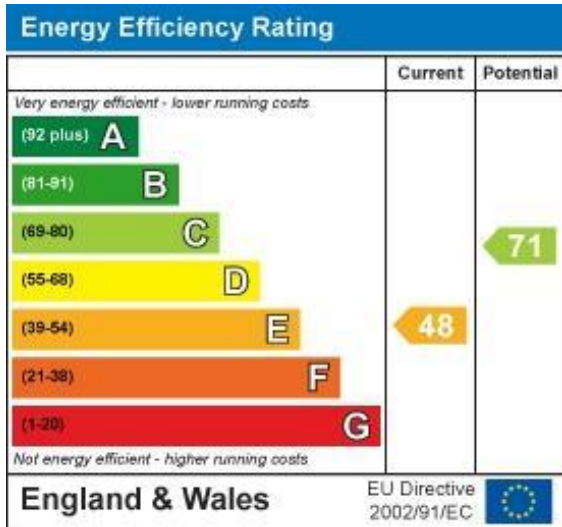
GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



MONKS ROAD, LINCOLN, LN2 5LD

TOTAL FLOOR AREA : 769 sq.ft. (71.4 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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