



Gray Street, Lincoln



£235,000

- Terraced House
- Extended
- Three Bedrooms
- Two Reception Rooms & Kitchen/Diner
- Enclosed Garden
- Uphill Location
- NO ONWARD CHAIN
- EPC rating D



Mid-terrace townhouse, located within walking distance of Lincoln's Famous Cathedral Quarter and Bailgate area. Formally two properties, have been combined in to one and extend to make this Spacious three bedroom family home.

The accommodation on offer comprises of entrance hall, 22ft lounge, 25ft kitchen diner, and sitting room/office to the ground floor. To the first floor there are three double bedrooms and family bathroom. Outside the property there is an enclosed garden to the rear with patio area and lawned garden.

Entrance Hall

External door to side aspect and stairs to first floor.

Kitchen Diner 9'8" x 25'5" (3m x 7.7m)

Window and patio door to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, space for cooker and fridge freezer, plumbing for washing machine and radiator.

Lounge 22'2" x 11'5" (6.8m x 3.5m)

Two windows to front aspect, feature fire and radiator.



Sitting Room/ Office 12'10" x 10'0" (3.9m x 3m)
Window and external door to rear aspect and radiator.

Landing
Access to loft.

Bedroom One 13'1" x 10'1" (4m x 3.1m)
Two windows to rear aspect and radiator.

Bedroom Two 11'2" x 11'5" (3.4m x 3.5m)
Window to front aspect and radiator.

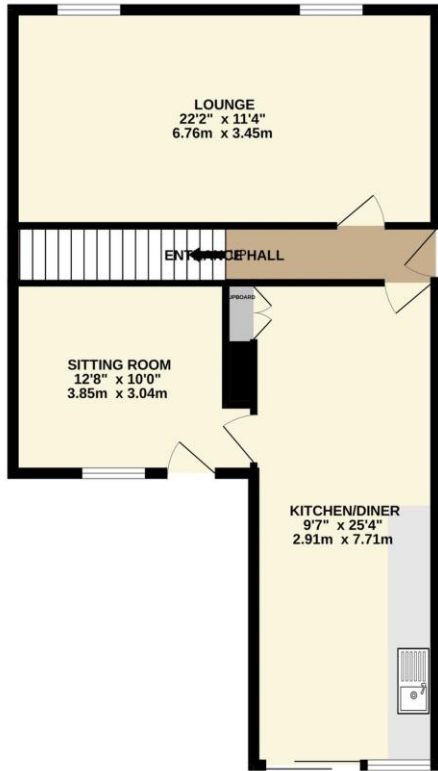
Bedroom Three
Window to front aspect and radiator.

Bathroom 11'2" x 8'0" (3.4m x 2.4m)
Window to rear aspect and fitted with p-shaped bath with shower over, low level WC, wash hand basin and radiator.

Outside
To the rear of the property there is an enclosed garden with patio and lawned area.

Agent 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.

GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.

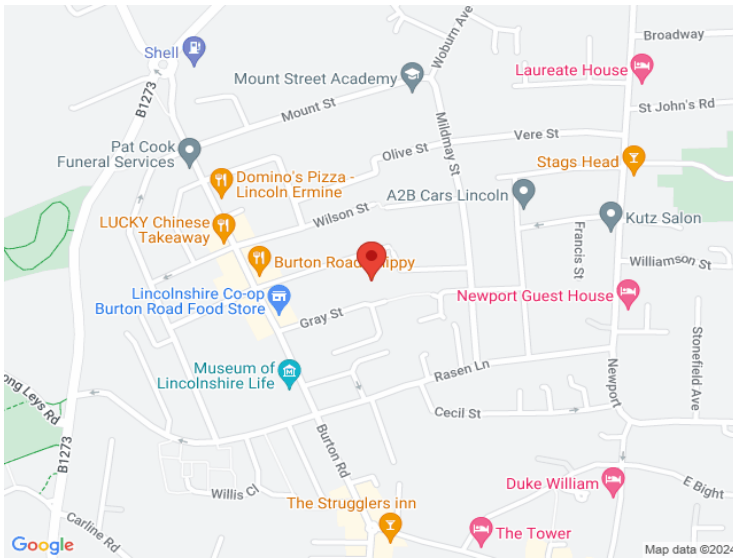


1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.1 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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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