



Queens Crescent, Lincoln



Offers in excess of £250,000

- Bay Fronted Terraced House
- Two Bedrooms
- West End Location
- Backs onto West Common
- Two Reception Rooms
- Spacious Bathroom
- Freehold
- EPC rating E



Newton Fallowell are pleased to offer for sale, this delightful period property, located in the West End area of the City Centre. The property is tastefully presented in a Period style and has accommodation comprising: Porch, Hall, Lounge, Dining Room, Kitchen, Utility Room and to the first floor, there are two good sized Bedrooms along with a spacious Bathroom. Outside, there a Forecourt to the front and an enclosed Garden to the rear with lawn, seating area, Brick Outbuilding and pedestrian gate to the rear leading to the West Common.

Porch

Open fronted Porch with door to:

Entrance Hall

Giving access to Lounge, Dining Room and First Floor.

Lounge 13'3" x 11'8"

Bay window to front elevation and a Period style decorative fireplace surround.

Dining Room 12'11" x 11'11"

With window to rear, under-stairs store cupboard and a decorative fire surround.



Kitchen 12'9" x 7'7"

Window and door to side elevation, range of base cupboards with stainless steel sink unit.

Utility Room 7'7" x 6'1"

Windows to side elevation, plumbing and appliance space.

First Floor Landing

Bannister staircase and landing offering access to bedrooms and bathroom.

Bedroom One 15'5" x 10'11"

Two windows to front, a decorative fireplace surround and built-in storage cupboard.

Bedroom Two 13'2" x 8'10"

Window to rear with view of the West Common.

Bathroom 12'8" x 7'7"

Spacious room with window to rear, built-in airing cupboard, wash basin, W.C and panelled bath.

Outside

There is a forecourt with brick boundary wall to the front and to the rear is an enclosed garden with lawn and seating area along with a brick outbuilding and pedestrian gate to the rear.

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.





QUEENS CRESCENT, LINCOLN, LN1 1LR

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		87 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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