



Monks Road, Lincoln



4



2



2

£140,000

- Town House
- Four Bedrooms
- Bay Fronted
- City Centre Location
- En-Suite
- Courtyard Garden
- Freehold
- EPC rating D



Four-bedroom, three storey town house, located close to Lincolns' City centre. Within walking distance of local shops, schools, and doctors.

The property offers, Lounge, Dining room, and kitchen to the ground floor. To the basement floor there is a large double bedroom with ensuite and laundry room and to the first floor there are three bedrooms and family bathroom. Outside the property to the rear there is a courtyard garden.

Lounge

4.30m x 3.50m (14'1" x 11'6")

External door and bay window to front aspect and radiator.

Inner Hall

Stairs to basement level

Dining Room

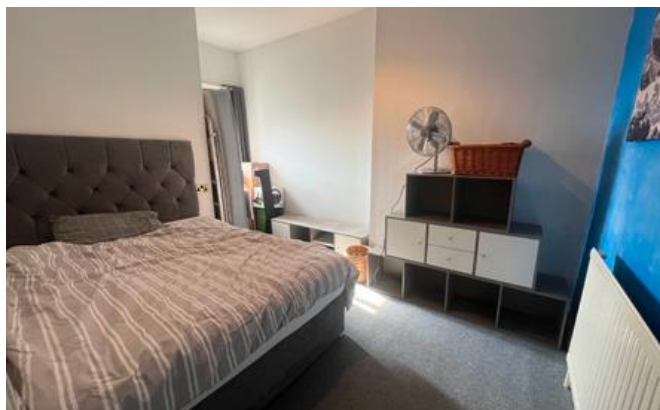
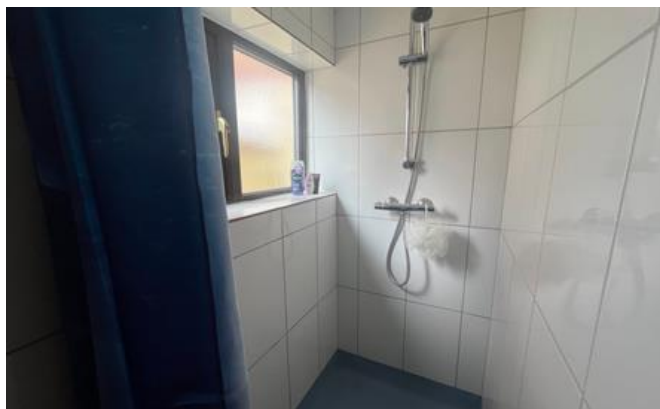
4.10m x 3.50m (13'6" x 11'6")

Window to rear aspect, feature fireplace, stairs to first floor and radiator.

Kitchen

2.20m x 4.20m (7'2" x 13'10")

Windows to front and side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, freestanding electric cooker with extractor over, space for fridge and freezer and radiator.



Bedroom One

4.10m x 3.50m (13'6" x 11'6")

Window to rear aspect and radiator.

Laundry Room

2.20m x 4.20m (7'2" x 13'10")

Window to side aspect and external door to rear aspect, fitted with low level cupboard with worktops over, sink with drainer and radiator.

Ensuite

Window to side aspect and fitted with walk in shower, low level WC, wash hand basin and radiator.

Landing

Access to loft.

Bedroom Two

3.70m x 3.50m (12'1" x 11'6")

Window to front aspect and radiator.

Bedroom Three

2.70m x 4.00m (8'11" x 13'1")

Window to rear aspect and radiator.

Bedroom Four

2.40m x 2.20m (7'11" x 7'2")

Window to rear aspect and radiator.

Outside

To the rear of the property there is a courtyard garden, with seating area and shed.



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.

Floorplan



TOTAL FLOOR AREA - 1065 sq.ft. (98.9 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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