



Newport, Lincoln



£245,000



Key Features

- Uphill Location
- Mid Terrace House
- Three Bedrooms
- Lounge & Dining Kitchen
- Shower Room & Downstairs WC
- Detached Single Garage & Driveway
- Walking Distance To The Cathedral & Lincoln Castle Quarter.
- EPC Rating C





Situated in a desirable uphill location within a short walk of the Cathedral Quarter and boasting off road parking is this recently improved Mid Terrace House. For sale with No Onward Chain. The accommodation comprises Entrance Hall, Lounge, Dining Kitchen, Store Room, Rear Lobby, Downstairs Cloak Room, Pantry, Landing Three Bedrooms & Shower Room. Outside there are enclosed Gardens to the Front & Rear, with Gravelled Driveway & Detached Garage.

Entrance Hall

Door leading to lounge, stairs to first floor and wall mounted panel heater.

Lounge 12'6" x 12'5" (3.8m x 3.8m)

Window to front aspect, door leading to kitchen diner, gas fire place within decorative surround and radiator.

Dining Kitchen 11'5" x 8'1" (3.5m x 2.5m)

Window to rear aspect. Fitted with a range of base and eye level units, worktop over, drainer sink unit, integrated oven, hob and extractor over and space and plumbing for washing machine. Radiator, part tiled walls, coving to ceiling and tiled flooring.

Rear Lobby

Door to rear aspect. Built in pantry cupboard.

Downstairs Cloak Room 6'8" x 3'11" (2m x 1.2m)

Fitted with a combined low level wc with wash basin. Part tiled walls and window to side aspect.

Landing

Doors leading to all bedrooms and bathroom. Large storage cupboard and radiator. Access to loft.



Bedroom One 12'6" x 11'5" (3.8m x 3.5m)

Window to front aspect, built in wardrobes and radiator. Wooden flooring.

Bedroom Two 14'2" x 8'1" (4.3m x 2.5m)

Window to rear aspect, radiator, picture rail, laminate flooring and coving to ceiling.

Bedroom Three 9'10" x 7'6" (3m x 2.3m)

Window to front aspect, boxing over stairs, laminate flooring and radiator.

Shower Room 6'8" x 5'11" (2m x 1.8m)

Fitted with double shower cubicle with wall mounted shower appliance, wash hand basin and low level WC. Built in double cupboard housing wall mounted gas central heating boiler and hot water cylinder. Part tiled walls and radiator.

Outside

To the front of the property there is a small garden laid to lawn with flower borders. A path leads to the shared passageway giving access to the rear.

To the rear of the property there is a long garden divided in to three areas: Patio area, grassed area and off road parking with garage.

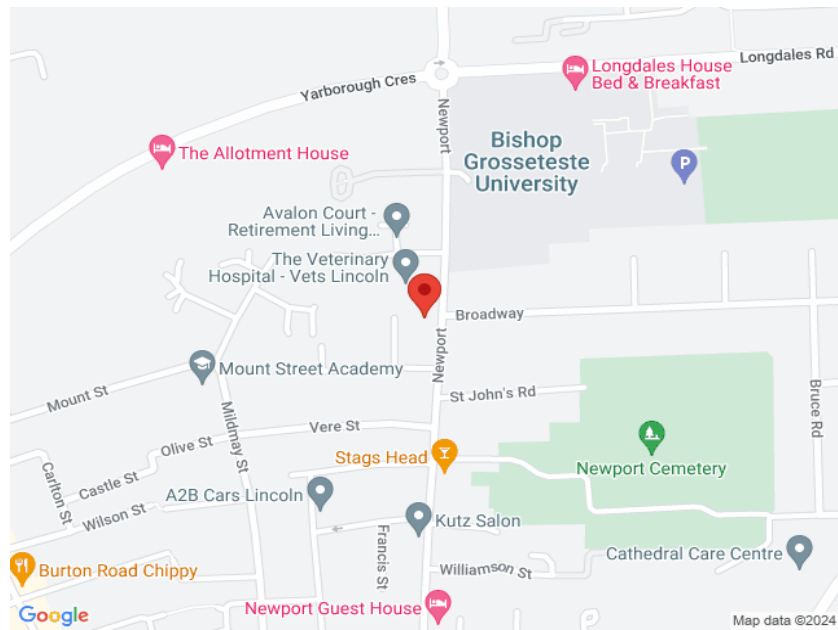
Garage

Double opening garage doors.

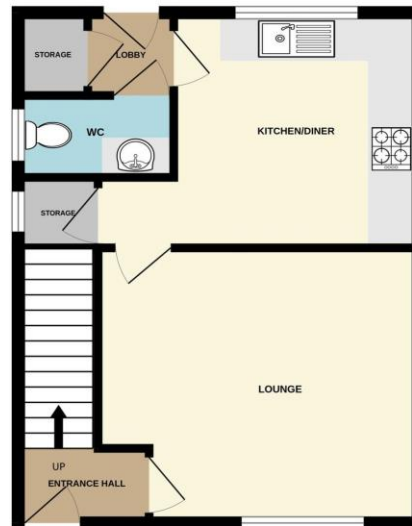
Agents Note

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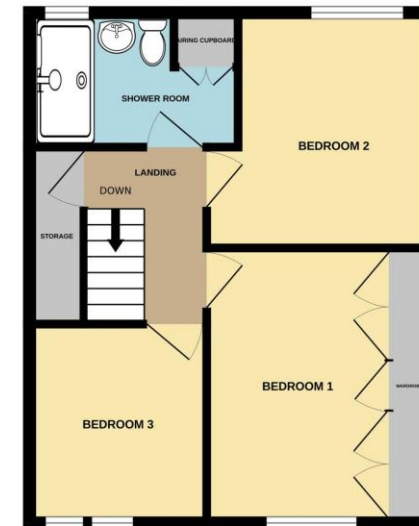




GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NEWPORT, LINCOLN, LN1 3DZ

TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

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