

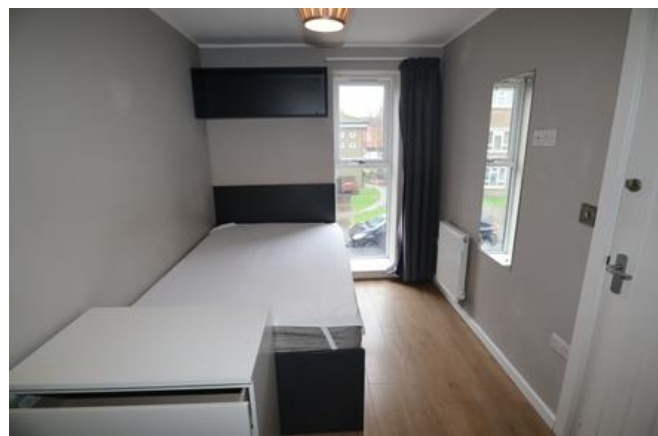


St. Botolphs Crescent, Lincoln



£219,950

- Three Storey Townhouse
- Four Bedrooms
- Two En-Suites
- Open Plan Living
- City Centre Location
- Separate Shower Room
- EPC rating B
- Council Tax Band C



Newton Fallowell are pleased to offer for sale, this Three Storey Modern Townhouse, located off the High Street in Lincoln City Centre. The accommodation comprises: Entrance Hall, Cloakroom, Open Plan Kitchen/Living Room, Four Bedrooms, Shower Room and Two En-Suites. Outside, there is an enclosed paved Garden to the rear.

Entrance Hall

Door to front elevation, stairs to first floor and an under stairs cupboard.

Cloakroom

With white suite of wash basin and W.C.

Open Plan Kitchen/Living Room 19'6" x 14'2" Max.

Windows and door to rear, range of base and eye level units with inset sink unit, built-in oven and hob and a breakfast bar.

Bedroom 14'2" x 9'5"

Window to rear elevation and a radiator.



En-Suite

With shower enclosure, wash basin and W.C.

Bedroom 12'9" x 7'5"

Window to front elevation and a radiator.

En-suite

With shower enclosure, wash basin and W.C.

Bedroom 14'2" x 11'5"

Window to rear elevation and a radiator.

Bedroom 10'5" x 9'4"

Window to front elevation and a radiator.

Shower Room

With shower enclosure, wash basin and W.C.

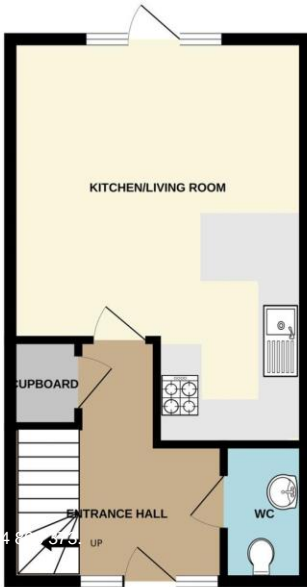
Outside

There is an open plan garden area to the front and an enclosed, paved garden area to the rear.

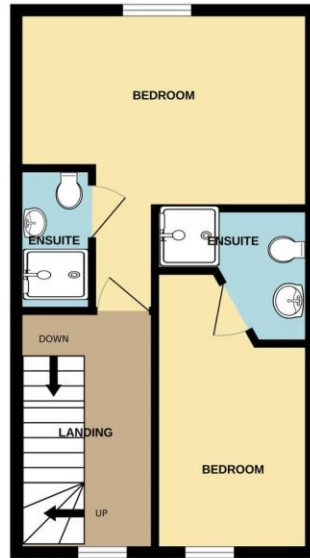
Agents Note

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.

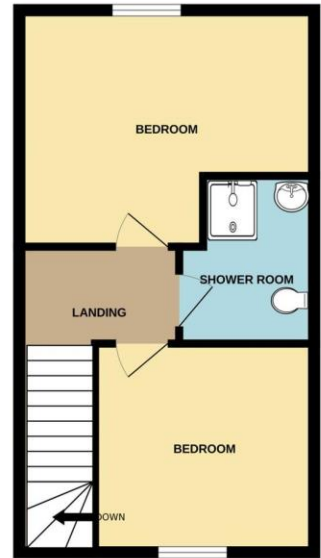
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ST. BOTOLPHS CRESCENT, LINCOLN, LN5 8BJ

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		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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