# FALLOWELL



# Stanley Place, Lincoln



# £95,000

- Mid Terraced House
- City Centre Location
- Two Double Bedrooms
- Lounge & Dining Room

- No Chain
- Downstairs WC
- Freehold
- EPC rating TBC







Mid Terraced House situated in a cul de sac position in a city centre location. For sale with No Onward Chain. The accommodation comprises Lounge, Dining Room, Kitchen, Downstairs Cloak Room, Two Double Bedrooms and Ensuite Bathroom.

#### Lounge

#### 11'4" x 11'2" (3.4m x 3.4m)

Door and window to front aspect, storage heater, laminate flooring, coving to ceiling and gas fire.

#### Inner Hall

Stairs to first floor.

#### **Dining Room**

#### 11'2" x 11'2" (3.4m x 3.4m)

Window to rear aspect, laminate flooring, coving to ceiling, dado rail and electric fire. Built in storage cupboard and understairs cupboard.

#### **Kitchen**

#### 11'11" x 6'0" (3.6m x 1.8m)

Two windows and door to side aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit. Part tiled walls and coving to ceiling.

#### Lobby

Window to side aspect and tiled flooring.







## **Downstairs Cloak Room**

#### 6'0" x 3'0" (1.8m x 0.9m)

Window to side aspect. Fitted with a low level wc and wash hand basin. Part tiled walls, tiled flooring and coving to ceiling.

Rear Porch 6'0" x 5'0" (1.8m x 1.5m) Door and window to rear aspect and tiled flooring.

#### **First Floor Landing**

Doors to Bedrooms.

### Bedroom One

11'4" x 11'2" (3.4m x 3.4m) Window to rear aspect, coving to ceiling and built in storage cupboard.

## Ensuite Bathroom

#### 7'2" x 6'0" (2.2m x 1.8m)

Window to side aspect. Fitted with a low level wc, wash hand basin and panelled bath with shower from tap. Wall mounted hot water boiler, storage heater, part tiled walls and coving to ceiling.

#### Outside

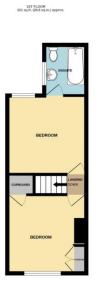
To the rear of the property is an enclosed yard with gated rear access.

#### 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.

# Floorplan

GROUND FLOOR 424 sq.ft. (39.4 sq.m.) approx.



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Newton Fallowell Lincoln

01522 516590 lincoln@newtonfallowell.co.uk