



Shakespeare Street , Lincoln



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**£150,000**

- City Centre Mid Terraced House
- Three Bedrooms
- Lounge & Dining Room
- Loft Room
- Gas Central Heating
- Enclosed Rear Garden
- No Onward Chain
- EPC rating E



No Onward Chain, City Centre Mid Terraced House over Three Storeys with THREE BEDROOMS. The accommodation on the Ground Floor comprises Entrance Hall, Lounge, Dining Room, Kitchen, Rear Lobby and Downstairs Bathroom. On the first floor there is Three Bedrooms and WC and a further Room on the second floor.

### Entrance Hall

Door to side aspect and stairs to first floor.

### Lounge

3.5m x 3.4m (11.6ft x 11.3ft)

Window to front aspect, radiator, wooden floor and fireplace.

### Dining Room

3.5m x 3.4m (11.6ft x 11.3ft)

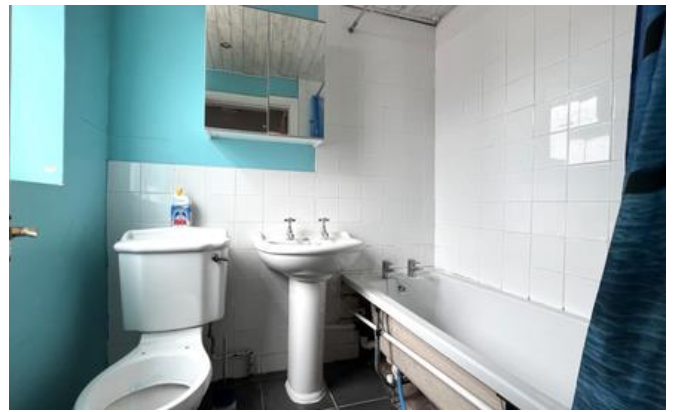
French doors to rear aspect, tiled flooring, radiator and understairs storage cupboard.

### Kitchen

3.6m x 2m (11.9ft x 6.5ft)

Window to side aspect. Fitted with wall and base units with work surface over, stainless steel sink with mixer tap. Fitted oven with four plate hob over, space and plumbing for washing machine and an integrated dishwasher.

### Rear Lobby



Door to side aspect and storage cupboard housing wall mounted gas central heating boiler.

### Bathroom

2m x 1.6m (6.5ft x 5.4ft)

Window to side aspect. Fitted with a low level wc, wash hand basin and bath. Tiled floor, part tiled walls and radiator.

### First Floor Landing

Radiator.

### Bedroom One

3.5m x 2.6m (11.6ft x 8.5ft)

Two windows to rear aspect, laminate flooring, radiator and built in storage cupboard.

### Bedroom Two

2.5m x 2.1m (8.3ft x 6.9ft)

Window to front aspect, laminate flooring and radiator.

### Bedroom Three

2.5m x 2.3m (8.3ft x 7.5ft)

Window to front aspect, laminate flooring and radiator.

### WC

Low level wc, wash hand basin with vanity unit, tiled splashback and tiled flooring.

### Second Floor Room

3.6m x 3.5m (11.7ft x 11.4ft)

Radiator and eaves storage.

### Outside

There is a gate secured shared passageway leading to gated side access to the enclosed rear garden. The rear garden is mainly paved with an outside tap and an outbuilding.

# Floorplan



SHAKESPEARE STREET, LINCOLN, LN5 6JX

TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.  
 Whilst every effort 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 guidance 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		
69-80	C		80 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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