



Steep Hill, Lincoln



£385,000

- End Terrace House
- Uphill Location
- Parking
- Three Bedroom
- Three Reception Rooms
- Sought After Location
- No Onward Chain
- EPC rating E



THREE BEDROOM End Terraced House situated in a prime spot within the Historical Quarter of Lincoln City. Within walking distance of the town centre and Cathedral Quarter The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen with Breakfast Area, First Floor Landing, Three Bedrooms, Bathroom and Laundry Room. Outside there is an enclosed courtyard garden and Garage. The property is Gas Centrally Heated and is being sold with no onward chain.

Entrance Hall

External door to front aspect and stairs to first floor.

Lounge 3.96m x 4.98m (13ft x 16.3ft)

Windows to front and side aspect, feature first place and radiator.

Dining Room 3.96m x 4.61m (13ft x 15.1ft)

Window to front aspect, external door to side aspect, feature fireplace and radiator.



Kitchen 2.14m x 3.46m (7ft x 11.4ft)

Window to front aspect and fitted with a range of wall and base units with worktops over. Sink with drainer, free standing range cooker with extractor over, plumbing for washing machine and dishwasher and radiator.

Breakfast Room 2.14m x 2.73m (7ft x 9ft)

Window to side aspect and patio doors to front aspect and radiator.

Landing

Access to loft

Bedroom One 3.96m x 4.97m (13ft x 16.3ft)

Windows to front and side aspect, built in wardrobe and radiator.

Bedroom Two 3.08m x 3.4m (10.1ft x 11.2ft)

Windows to front and side aspect and radiator.

Bedroom Three 3.08m x 2.45m (10.1ft x 8ft)

Window to front aspect and radiator.

Bathroom 2.14m x 3.35m (7ft x 11ft)

Window to front aspect and fitted with panel bath, shower cubicle, low level WC, wash hand basin and radiator.

Laundry Room 2.14m x 1.83m (7ft x 6ft)

Radiator.

Garage

Up and over door with power and lighting.

Outside

To the side of the property there is a courtyard garden with double gates leading to street. Single detached garage with parking to front.

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.





Floor Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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