



Good Lane, Lincoln



**£170,000**

- Terrace House
- Two Bedrooms
- Up Hill Location
- No Onward Chain
- Extended
- Two Reception Rooms
- Freehold
- EPC rating D



Two bedrooms, extended terraced house, located in the highly sought after uphill Lincoln Area. With in walking distance of the Cathedral Quarter and Bailgate. The property also benefits from being sold with NO ONWARD CHAIN.

The property offers lounge, dining room, kitchen, WC, and conservatory to the ground floor. To the first floor there are two bedrooms and family shower room. Outside the property to the rear is an enclosed courtyard garden with planters and shed.

### Porch

External door to side aspect and storage cupboard.

### WC

1.77m x 2.22m (5'10" x 7'4")

Window to side aspect and fitted with low level WC, wash hand basin and radiator.

### Kitchen

1.92m x 4.08m (6'4" x 13'5")

Window to side aspect and fitted with a range of wall and base units with worktops over. Sink with drainer, integrated electric oven, four ring electric hob with extractor over, plumbing and space for washing machine and dishwasher, and space for fridge freezer.



### Dining Room

3.24m x 3.85m (10'7" x 12'7")

French doors to rear aspect and radiator.

### Lounge

3.24m x 4.43m (10'7" x 14'6")

Window to front aspect, feature fireplace, and radiator.

### Conservatory

1.92m x 3.28m (6'4" x 10'10")

Windows to side and rear aspect, external door to rear aspect and wall mounted electric fire.

### Landing

Access to loft space.

### Bedroom One

2.48m x 4.46m (8'1" x 14'7")

Window to rear aspect, built in wardrobes, storage cupboard and radiator.

### Bedroom Two

2.56m x 2.45m (8'5" x 8'0")

Window to front aspect and radiator.

### Shower Room

1.83m x 3.82m (6'0" x 12'6")

Window to front aspect and fitted with walk in shower, low level WC, Wash hand basin, airing cupboard and radiator.

### Outside

To the rear of the property there is an enclosed courtyard garden with planters and shed.

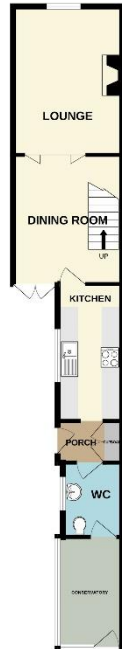
### Agent Note

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# Floorplan

GROUND FLOOR  
839 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (76.0 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures, calculations, measurements of rooms, volumes, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, systems and substances shown have not been used and no guarantee is given for their availability or efficiency and for their use.

Issue with Metropix 02/2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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