



Kirkstall Close, Lincoln



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**£129,950**

- First Floor Apartment
- Two Bedrooms
- Bathroom & En-Suite
- Open Plan Kitchen Dining Living Area
- Allocated Parking
- Walking Distance to Amenities
- Leasehold
- EPC rating C



Well Presented TWO DOUBLE BEDROOM First Floor Apartment situated in the popular Carlton Centre area to the north of the city centre. The apartment is currently tenanted. The accommodation comprises Entrance Hall, Open Plan Living Dining Kitchen, Bathroom, Two Double Bedrooms both with fitted wardrobes and the master with Ensuite facilities. There is one allocated off road parking space.

### Entrance

The property is entered via a communal entrance having telephone entry system. A door from the communal hallway leads into entrance hallway with telephone intercom, storage heater, airing cupboard housing hot water cylinder and built in storage cupboard.

### Open Plan Living Kitchen

23'6" x 14'8" (7.2m x 4.5m)

With bay window and two further windows to the front elevation, window to the side elevation, tv point, two electric heaters.

Kitchen area having a range of base and eye level storage units with worktop, stainless steel electric oven and grill, stainless steel 4 ring electric hob with extractor hood over, stainless steel sink unit with drainer, integral washer dryer and breakfast bar area.

### Bedroom One

10'1" x 9'4" (3.1m x 2.8m)

With window to the side elevation, electric heater, tv point and built in wardrobe.



### En-Suite

With suite comprising of low level WC, pedestal wash basin, shower cubicle and heated towel rail.

### Bedroom Two

10'1" x 7'11" (3.1m x 2.4m)

With window to side elevation, electric heater and built in wardrobe.

### Bathroom

With suite comprising of low level WC, pedestal wash basin, paneled bath with mixer tap and mixer shower attachment, heated towel rail and extractor.

### Outside

Adjacent to the property is an allocated parking space with visitor parking available.

### 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  
677 sq.ft. (62.9 sq.m.) approx.



KIRKSTALL CLOSE, LINCOLN LN2 4GN

TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.

While 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. Made with Metropix (2024)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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