



Oval Approach, Lincoln



**£130,000**

- Semi Detached House
- In Need of Modernisation
- Three Bedrooms
- Lounge & Dining Room
- Downstairs Shower Room & WC
- No Onward Chain
- Freehold
- EPC rating D



THREE BEDROOM Semi-Detached House situated in an uphill Lincoln location within easy distance of good amenities. The property does require modernisation but has great potential and is for sale with No Onward Chain. The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Shower Room, WC, First Floor Landing and Three Bedrooms. Outside there are gardens to the front and rear with a driveway to the side of the property.

### Entrance Hall

Door to side aspect, stairs to first floor and understairs storage.

### Lounge

13'1" x 12'1" (4m x 3.7m)

Bow window to front aspect, radiator, coving to ceiling, wooden flooring and gas fire within surround.

### Dining Room

9'1" x 8'0" (2.8m x 2.4m)

Sliding patio doors to rear aspect and radiator.

### Kitchen

10'0" x 9'7" (3m x 2.9m)

Window to rear aspect. Fitted with a range of wall and base units with work surface over, drainer sink unit and tiled walls.



### Shower Room

Window to front aspect. Fitted with a wash hand basin within vanity unit, shower cubicle with shower appliance and tiled walls.

### WC

Window to side aspect. Fitted with a low level wc.

### Landing

Doors to Bedrooms.

### Bedroom One

13'1" x 12'1" (4m x 3.7m)

Windows to both front and rear aspects and radiator.

### Bedroom Two

10'5" x 9'8" (3.2m x 3m)

Window to front aspect, built in storage cupboard and radiator.

### Bedroom Three

9'4" x 9'2" (2.8m x 2.8m)

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

### Outside

There are gardens to the front, side and rear with gated access leading to off road parking.

### 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  
471 sq.ft. (43.8 sq.m.) approx.



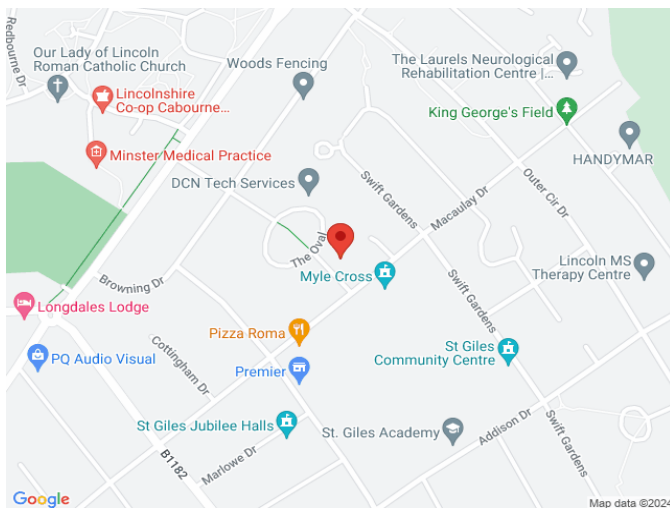
1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



OVAL APPROACH, LINCOLN, LN2 4EU

TOTAL FLOOR AREA : 857 sq.ft. (79.7 sq.m.) approx.

Whilst 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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