



Swayne Close, Lincoln



Offers over £210,000

- Semi Detached house
- Modernised Throughout
- Three Bedrooms
- Re-Fitted Kitchen/Diner
- Driveway and Gardens
- Re-Fitted Shower Room
- Freehold
- EPC rating C



Newton Fallowell are pleased to offer for sale, this Three Bedroom Semi Detached House situated in the ever popular Glebe Park area of Lincoln. This property has been modernised throughout by the present owners and is presented to a high standard. The accommodation comprises: Entrance Hall, Lounge, Kitchen/Diner, Three Bedrooms and Shower Room. Outside, there are Gardens to front and Rear along with a Driveway for off road parking.

Entrance Hall

Door to front elevation and stairs to first floor.

Lounge

Window to front, radiator and high gloss wooden flooring.

Kitchen/Diner

Window and French doors to rear, further door to side elevation. Range of base and eye level units with integrated oven, hob, extractor hood, fridge/freezer and washing machine.



Bedroom One

Window to front and a radiator.

Bedroom Two

Window to rear, radiator and built-in wardrobes.

Bedroom Three

Window to front and a radiator.

Shower Room

Window to rear, radiator, wash basin, W.C and shower enclosure.

Outside

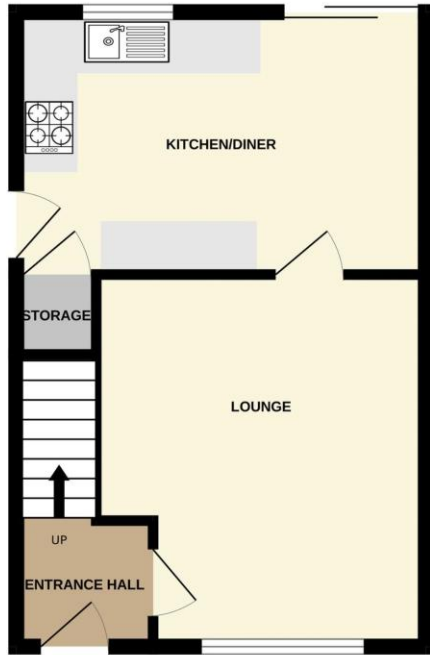
To the front of the property is an open plan garden laid to lawn with an adjacent driveway. to the rear is an enclosed garden with lawn, seating area and a selection of trees and shrubs.

Agents Note

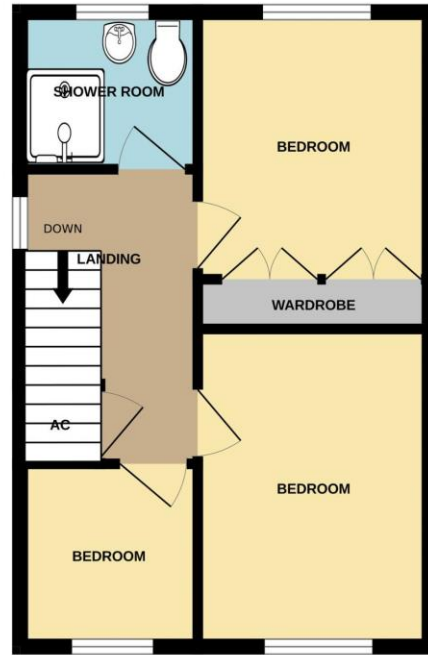
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GROUND FLOOR



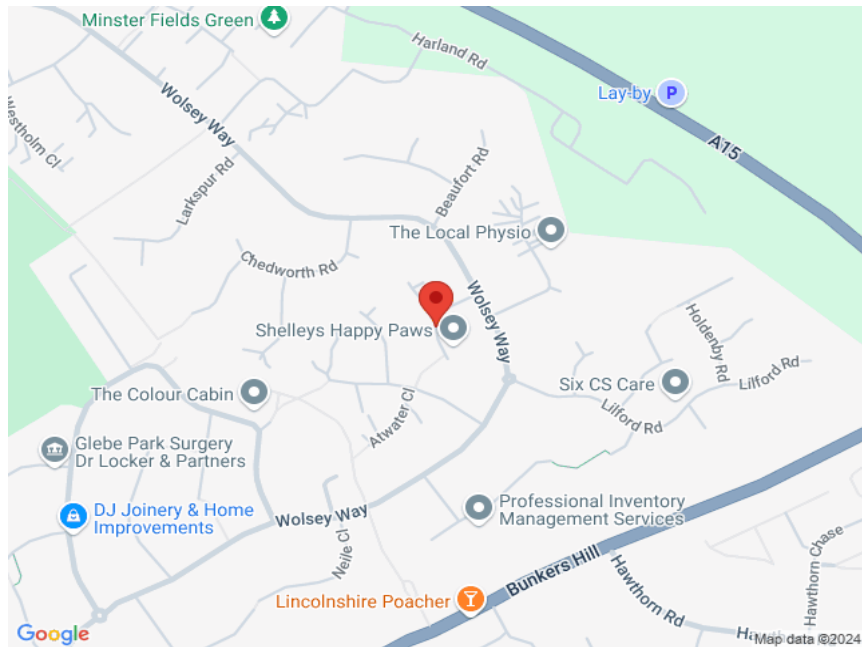
1ST FLOOR



SWAYNE CLOSE, LINCOLN, LN2 4SH

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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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