



Horton Street, Lincoln



£135,000

- Bay Fronted City Centre Terrace
- Two Double Bedrooms
- Lounge & Dining Room
- Upstairs Bathroom
- Enclosed Rear Yard with Outbuilding
- GCH & uPVC DG
- Close to the Hospital
- EPC rating D



Two Double Bedroom Bay Fronted Mid Terraced House situated close to Lincoln City Centre. Easy distance of amenities and the hospital. The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen and upstairs there are Two Double Bedrooms and Bathroom. Outside there is an enclosed Rear Courtyard with brick storage shed. This well presented property further benefits from Gas Central Heating and uPVC Double Glazing throughout.

Entrance Hall

The property is entered via a shared passageway with door to the side elevation leading into a hallway with stairs to the first floor landing.

Lounge

12'0" x 11'1" (3.7m x 3.4m)

Bay window to front aspect, radiator and gas fire within decorative surround.

Dining Room

12'0" x 11'1" (3.7m x 3.4m)

Upvc double glazed window to rear aspect and understairs storage cupboard.

Kitchen

10'5" x 6'1" (3.2m x 1.9m)

Upvc double glazed window and door to side aspect, stainless steel sink with mixer tap over, fitted electric oven with electric hob and extractor fan over, a range of base and wall mounted units with work surface over, and part tiled walls.



Bedroom One

15'6" x 10'5" (4.7m x 3.2m)

Upvc double glazed window to front aspect, radiator and built in storage cupboard.

Bedroom Two

12'0" x 8'2" (3.7m x 2.5m)

Upvc double glazed window to rear aspect and radiator.

Bathroom

Upvc double glazed window to rear aspect. Fitted with a bathroom suite comprising low level wc, hand basin, panelled bath with shower over and radiator.

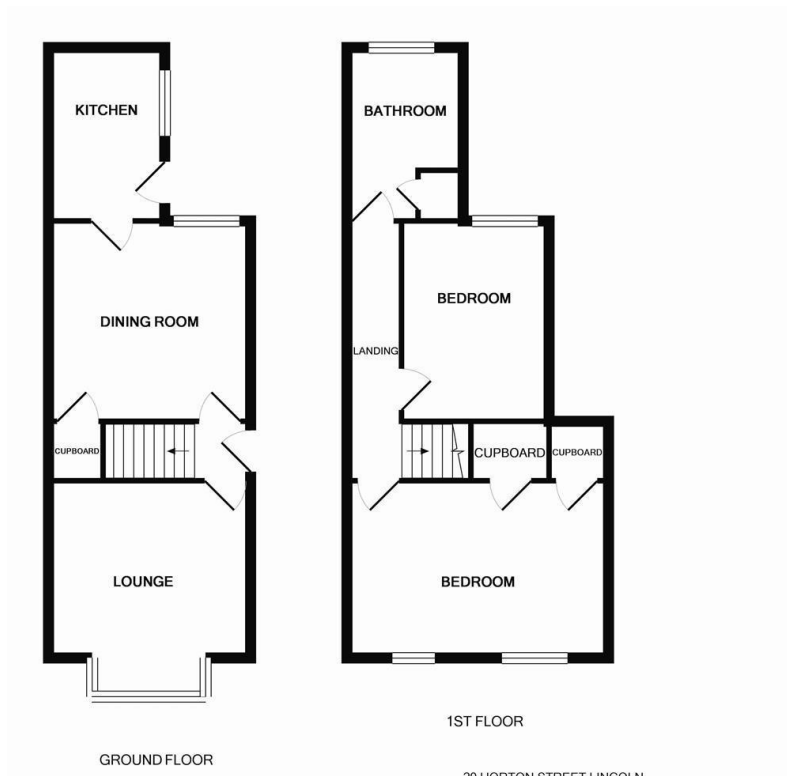
Outside

To the rear of the property there is an enclosed paved courtyard with brick storage shed, accessed via a shared passageway. On-street parking is available.

Agents Note

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Floorplan



29 HORTON STREET LINCOLN

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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