



Lacey Street, Lincoln



**£120,000**

- Terrace House
- Two Bedrooms
- Two Reception Rooms
- City Centre Location
- Fantastic Views
- NO ONWARD CHAIN
- Freehold
- EPC rating D



Two bedroom terrace house, located close to Lincolns City centre. With in walking distance of local schools, doctors, and Hospital. The property is in need of modernisation and is being sold with NO ONWARD CHAIN.

The house consists of entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor there are two double bedrooms and family shower room. Outside the property to the rear there is an enclosed courtyard garden, outbuildings and views over the common.

### Entrance Hall

External door to side aspect, leading to shared passage and stairs to first floor.

### Lounge 3.40m x 3.17m (11'2" x 10'5")

Bay window to front aspect and radiator.

### Dining Room 3.45m x 3.40m (11'4" x 11'2")

Window to rear aspect, understair cupboard and radiator.



### Kitchen 3.43m x 2.02m (11'4" x 6'7")

Window and external door to side aspect. Fitted with a range of wall and base units with worktops over, space for freestanding cooker, fridge freezer and space and plumbing for washing machine, and sink with drainer.

### Landing

### Bedroom One 3.40m x 3.17m (11'2" x 10'5")

Dual windows to front aspect and radiator.

### Bedroom Two 3.43m x 2.80m (11'4" x 9'2")

Window to rear aspect and radiator.

### Shower Room 2.05m x 3.28m (6'8" x 10'10")

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

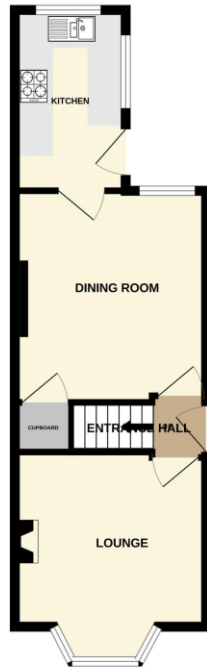
### Outside

To the rear of the property there is an enclosed courtyard garden and outbuildings with views over the countryside.

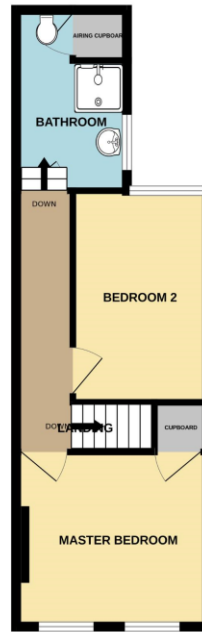
### Agent Note

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GROUND FLOOR  
372 sq ft. (34.6 sq.m.) approx.



1ST FLOOR  
364 sq ft. (33.8 sq.m.) approx.



45 LACEBY STREET

TOTAL FLOOR AREA : 736 sq.ft. (68.4 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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