



Blenheim Mews, Lincoln



**£140,000**

- Bay Fronted Ground Floor Apartment
- Two Double Bedrooms
- Recently Updated Four Piece Bathroom
- 32ft Open Plan Living Kitchen
- Gas Central Heating
- City Centre Location
- Leasehold
- EPC rating C



Well Presented Ground Floor TWO DOUBLE BEDROOM Bay Fronted Apartment. Conveniently located for amenities, the city centre and Lincoln University. The accommodation comprises Entrance Hall with storage, Open Plan Living Kitchen, Two Double Bedrooms and Recently Updated Bathroom.

### Entrance Hall

Laminate flooring, radiator, built in storage cupboard and built in double storage cupboard housing the wall mounted gas central heating boiler.

### Living Area

10'9" x 19'9" (3.3m x 6m)

Bay fronted window to rear aspect and radiator.

### Kitchen

6'10" x 12'12" (2.1m x 4m)

Fitted with a range of wall and base units with work surface over and stainless steel drainer sink unit. Fitted oven, four gas burner hob and extractor hood over. Space and plumbing for washing machine.



### Bedroom One

10'3" x 10'7" (3.1m x 3.2m)

Bay window to front aspect and radiator.

### Bedroom Two

8'8" x 10'4" (2.6m x 3.1m)

Window to side aspect and radiator.

### Bathroom

7'5" x 9'8" (2.3m x 2.9m)

Fitted with a low level wc, wash hand basin, panelled bath and shower cubicle. Part tiled walls, tiled flooring, chrome heated towel rail and extractor fan.

### Agents Note

Please contact the agent for leasehold information.

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.

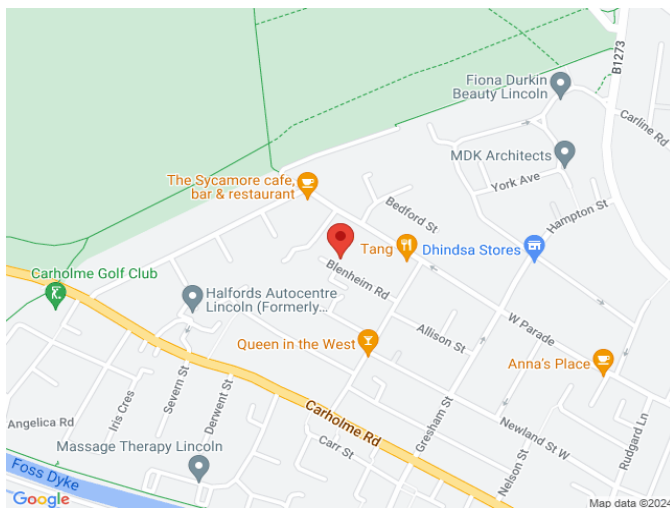
# Floorplan

GROUND FLOOR



2 BLENHEIM MEWS, LINCOLN LN1 1NH

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 contained on this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, content and appearance of this plan is not to be relied upon and no guarantee as to their quality or efficiency can be given.  
Made with Floorplan 1000K



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk