



Knight Place, Lincoln



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£110,000

- City Centre Mid Terraced
- Two Double Bedrooms
- Dressing Room
- Lounge & Dining Room
- Requires Refurbishment
- No Chain
- Freehold
- EPC rating D



Two Double Bedrooms & Dressing Room Mid Terraced House situated City Centre Lincoln. The property requires refurbishment. No Onward Chain. The accommodation comprises Entrance Hall, Lounge, Open Plan Dining Kitchen, Bathroom and Two Double Bedrooms with Dressing Room upstairs. Outside a shared passageway leads to an enclosed rear garden.

Entrance Hall

Door to side aspect and stairs to first floor.

Lounge 11'10" x 10'11" (3.6m x 3.3m)

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

Open Plan Dining Kitchen 11'11" x 10'10" (3.6m x 3.3m)

Door to rear aspect, radiator and understairs storage cupboard.

Kitchen Area 10'0" x 5'0" (3m x 1.5m)

Window to side aspect. Fitted with a range of wall and base units with work surface, stainless steel drainer sink unit, integrated oven, four plate hob with extractor hood over. Radiator and tiled flooring.



Bathroom 6'0" x 5'0" (1.8m x 1.5m)

Window to side aspect. Fitted with a low level wc and panelled bath with wall mounted shower appliance. Part tiled walls, tiled flooring and radiator.

Bedroom One 14'2" x 11'11" (4.3m x 3.6m)

Window to rear aspect and radiator.

Dressing Room 11'2" x 8'2" (3.4m x 2.5m)

Window to side aspect, radiator, sloping ceiling, wall mounted gas combi central heating boiler partially enclosed within wall unit.

Bedroom Two 11'10" x 11'0" (3.6m x 3.4m)

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

Outside

A shared passageway leads to the front door and continues onto the side gate giving access to the enclosed rear lawned garden.

Agents Note

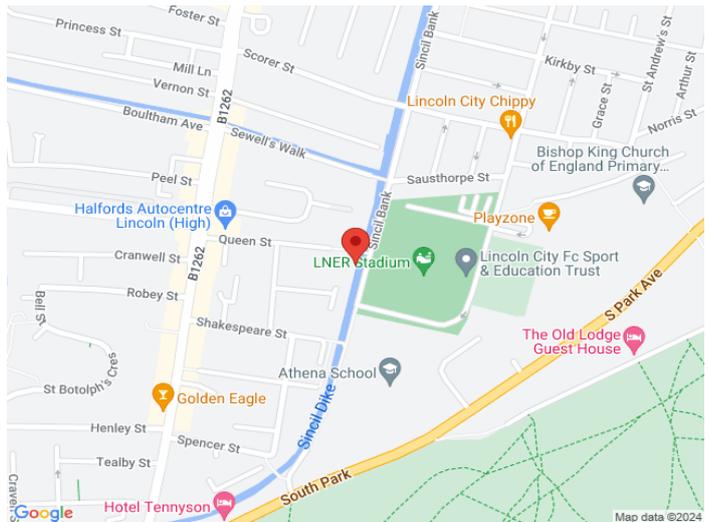
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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