



Frederick Street, Lincoln



2



1



2

OIRO £135,000

- Bay Fronted End Terrace
- Two Bedrooms
- En-Suite Shower
- Up Stairs Bathroom
- No Onward Chain
- Popular Location
- Two Reception Rooms
- EPC rating D



Bay fronted, two-bedroom end terrace house. Located close to Lincolns City Centre and within walking distance of a host of local amenities such as schools, shops, parks, doctors and much more.

The house consists of entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor there are two double bedrooms with en-suite shower to main and family bathroom. Outside the property there is an enclosed courtyard garden without buildings. This property benefits from being sold with NO ONWARD CHAIN.

Entrance Hall

Stairs to first floor.

Lounge 3.14m x 3.6m (10'4" x 11'10")

Bay window to front aspect and radiator.

Dining Room 3.14m x 3.43m (10'4" x 11'4")

Window to rear aspect, understairs storage and radiator.



Kitchen 6.11m x 11.1m (20'0" x 36'5")

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

Landing

Access to loft.

Bedroom One 4.6m x 3.16m (15'1" x 10'5")

Dual windows to front aspect and radiator.

En-Suite Shower

Fitted with single shower cubicle and extractor.

Bedroom Two 2.98m x 3.45m (9'10" x 11'4")

Window to rear aspect and radiator.

Bathroom 2.18m x 2.65m (7'2" x 8'8")

Window to rear aspect and fitted with low level WC, wash hand basin, panel bath with shower over, radiator and extractor.

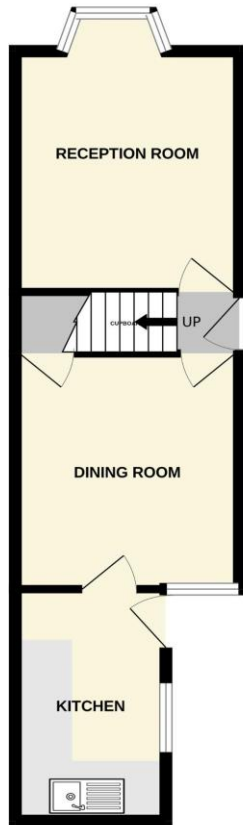
Outside

To the rear of the property there is an enclosed courtyard garden with patio area, artificial grass and outbuilding.

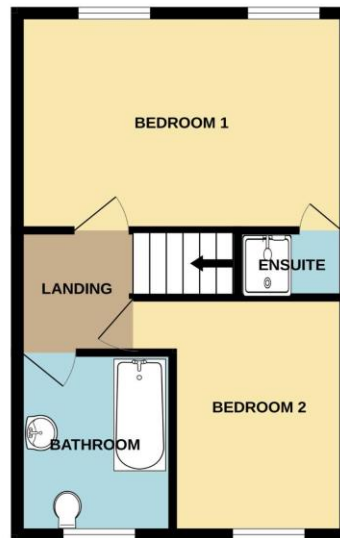
Agent Note

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

GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 sq.m.) approx.

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.
Made with Metropix ©2024



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		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk