



Burton Road , Lincoln



**£209,995**

- End Terrace House
- Bay Fronted
- Extended
- Three Bedrooms
- Two Reception Rooms
- Courtyard Garden
- Freehold
- EPC rating D





Extended bay fronted, end terrace three bedroom house, located in the popular uphill. Ideally positioned within walking distance of local shops, schools and Lincoln's famous Cathedral Quarter.

The property offers entrance hall, lounge, dining room, WC, kitchen and rear porch to the ground floor. To the first floor there are two bedrooms and family bathroom, and to the second floor one further bedroom. Outside the property to the rear there is a courtyard garden.

The property also benefits from being sold with NO ONWARD CHAIN.

### Entrance Hall

External door to side aspect, stairs to first floor with storage cupboard under.

### Lounge

11'6" x 13'5" (3.5m x 4.1m)

Bay window to front aspect and radiator.

### Dining Room

11'6" x 11'0" (3.5m x 3.4m)

Window to rear aspect and radiator.



## Rear Porch

External door to side aspect.

## WC

Fitted with low level WC, wash hand basin and radiator.

## Kitchen

10'11" x 7'3" (3.3m x 2.2m)

Windows to rear and side aspect and fitted with a range of wall and base units with worktops over, electric single oven, four ring electric hob with extractor over, sink with drainer, space and plumbing for washing machine and space for fridge freezer.

## First Floor Landing

Window to side aspect and stairs to second floor.

## Bedroom One

11'6" x 11'0" (3.5m x 3.4m)

Window to rear aspect and radiator.

## Bedroom Three

8'5" x 11'3" (2.6m x 3.4m)

Window to rear aspect, storage cupboard and radiator.

## Bedroom Two

13'4" x 11'7" (4.1m x 3.5m)

Window to front aspect, eave storage and radiator.

## Outside Rear

Gated courtyard garden.





Agent Note

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# Floorplan

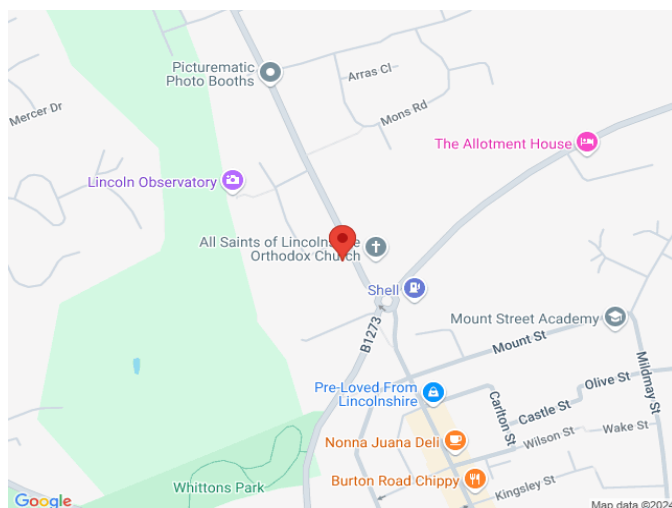


226 BURTON ROAD

TOTAL FLOOR AREA : 990 sq.ft. (91.1 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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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