



Ashlin Grove, Lincoln



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**OIRO £425,000**

- Bay Fronted Terrace House
- Five Bedrooms
- Three Reception Rooms
- Sought After Location
- Landscaped Garden
- Modern Kitchen and Bathrooms
- Freehold
- EPC rating D





Five bedroom period property for sale in the popular location of Lincoln's West End. Ideally positioned within walking distance of the City Centre and the host of amenities that offers.

Over 2000 sq.ft of living space consisting of entrance hall, sitting room, lounge, dining room, WC, and breakfast kitchen to the ground floor. To the first floor there are three double bedrooms, two single bedrooms and family bathroom. Outside the property to the front there is landscaped garden with path leading to front door. To the rear of the property there is an enclosed split level landscaped garden and private courtyard area.

Viewing is highly recommended to see the space on offer.

### Entrance Porch

External door to front aspect, original tiles to wall and floor.



## Entrance Hall

Original spindled staircase to first floor, stained glass internal door to porch, original tiled flooring and radiator.

## Sitting Room 4.34m x 4.97m (14'2" x 16'4")

Bay window to front aspect, feature original fireplace, picture rail, deep skirting boards, and radiator.

## Lounge 3.98m x 4.82m (13'1" x 15'10")

Bay window to rear aspect, feature original fireplace, picture rail, deep skirting boards and radiator.

## Dining Room 3.71m x 3.91m (12'2" x 12'10")

Sash window to side aspect, original tiled flooring, ornamental fireplace, built in display cabinet, and radiator.

## WC

Window to side aspect and fitted with wash hand basin, level WC and Radiator.

## Breakfast Kitchen 4.14m x 3.65m (13'7" x 12'0")

Window to side aspect and patio doors to rear aspect. Fitted with a range of wall and base units with worktops over, sink, two built in Neff fold away ovens, four ring Neff induction hob with extractor over, integrated Neff microwave and dishwasher, plumbing and space for plumbing for both washing machine and tumble dryer and radiator.

## Landing

Access to roof space, with original stained glass roof light.

## Bedroom One 5m x 4.24m (16'5" x 13'11")

Window to rear aspect, picture rail, cast iron fireplace with tiled hearth and radiator.

## Bedroom Two 4.14m x 4.21m (13'7" x 13'10")

Dual windows to front aspect, picture rail, original fireplace with tiled hearth and radiator.

## Bedroom Three 4.97m x 3.71m (16'4" x 12'2")

Window to rear aspect and cast iron fireplace and radiator.



### Bedroom Four 2.66m x 3.07m (8'8" x 10'1")

Window to front aspect and radiator. (Currently being used as a home office)

### Bedroom Five 2.59m x 2.66m (8'6" x 8'8")

Window to side aspect and radiator. (Currently being used as a dressing room)

### Family Bathroom 2.64m x 3.3m (8'8" x 10'10")

Window to side aspect and fitted with feature bath, walk in shower, wash hand basin, low level WC and heated towel rail.

### Outside Front

Landscaped garden with path leading to front door.

### Outside Rear

Landscaped, split level garden with patio, lawn and decorative pond. To the side of the property there is a private courtyard patio area.

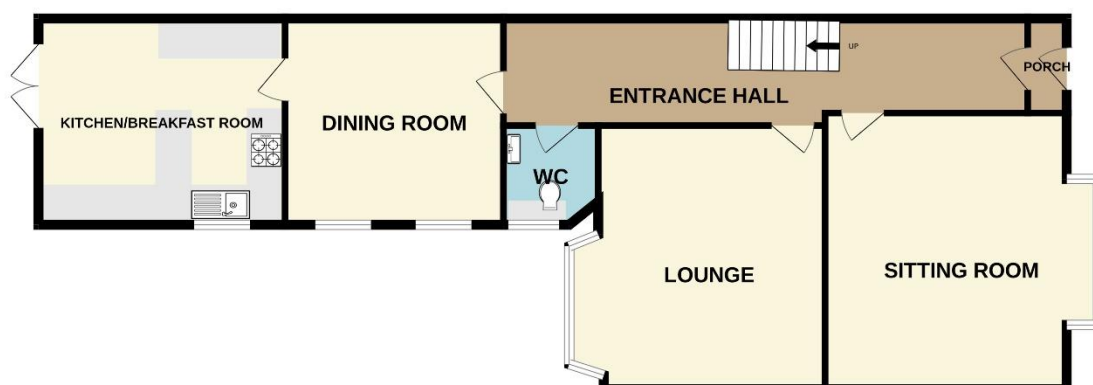
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**GROUND FLOOR**  
1031 sq.ft. (95.8 sq.m.) approx.



**1ST FLOOR**  
1069 sq.ft. (99.3 sq.m.) approx.



**16 ASHLIN GROVE**

**TOTAL FLOOR AREA : 2100 sq.ft. (195.1 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		