



Winn Street, Lincoln



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**£120,000**

- Bay Fronted Terrace House
- Three Bedrooms
- No Onward Chain
- Two Reception Rooms
- Utility Area
- Downstairs Bathroom
- City Centre Location
- EPC rating D



Three bedroom bay fronted terrace house, located within walking distance of Lincoln's City Centre, Hospital, Train Station and a host of other amenities. **SOLD WITH NO ONWARD CHAIN.**

The house consists of entrance hall, lounge, dining room, kitchen, utility area, and bathroom to the ground floor. To the first floor there are three bedrooms. Outside to the rear of the property there is an enclosed gravel garden.

### Entrance Hall

External door to side aspect.

### Lounge

4.95m x 2.49m (16'2" x 8'2")

Window to front aspect, radiator and stairs to first floor.

### Dining Room

3.16m x 3.49m (10'5" x 11'6")

Window to rear aspect and radiator.

### Kitchen

3.15m x 1.95m (10'4" x 6'5")

Window to side aspect and fitted with a range of wall and base units with worktops over, integrated electric cooker, four ring electric hob with extractor over, and space and plumbing for washing machine.



### Utility Area

Space for fridge freezer and tumble dryer.

### Bathroom

2.27m x 1.95m (7'5" x 6'5")

Window to side aspect and fitted with panel bath v

### Landing

Access to roof space.

### Bedroom One

11.6m x 11.2m (38'1" x 36'8")

Window to front aspect and radiator.

### Bedroom Two

2.45m x 2.9m (8'0" x 9'6")

Window to rear aspect and radiator.

### Bedroom Three

1.91m x 4.61m (6'4" x 15'1")

Window to rear aspect and radiator.



### Outside

To the rear of the property there is an enclosed gravel garden.

### 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 representation or warranty whatever in relation to this property.

# Floorplan

GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



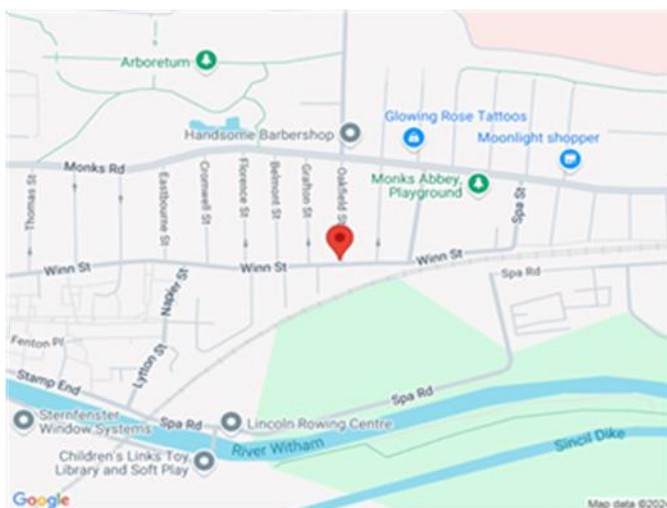
1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



207 WINN STREET, LN2 5EY

TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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