



Allenby Close, Lincoln



**£115,000**

- 2nd Floor Apartment
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Council Tax Band A
- EPC Rating B
- Leasehold



Newton Fallowell are pleased to offer this 2nd Floor Apartment situated towards the end of Monks Road, within walking distance of the hospital as well as the Arboretum and a range of amenities. The property briefly comprises of Entrance Porch and Hallway with storage, Open Plan Lounge/Dining Area/Kitchen with integrated appliances. Master Bedroom with En-suite, further second Double Bedroom, and Bathroom. One allocated parking space with further guest parking is available. Gas central heating. EPC Rating B.

### Entrance Hall

Entrance from the main communal area, entering into the Porch with front door through to the main hallway. Useful cupboards for storage.

### Lounge/Diner/Kitchen 16' 11" x 19' 6"

Large Open Plan space with windows to the side and back of the building. With a range of both base and eye level units with integrated Oven, Hob, Extractor, Fridge/Freezer and Washing Machine

### Bedroom One 11' 8" x 9' 5"

With window and radiator, door through to the En-Suite



### En-Suite Shower Room

Consisting of Shower cubical, WC and Hand Basin

### Bedroom Two 10' 6" x 9' 5"

With window and radiator.

### Bathroom

With Bath, WC and Hand basin. Radiator.

### Outside

Allocated parking space for One Car with ample Guest spaces.

### Agents 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.

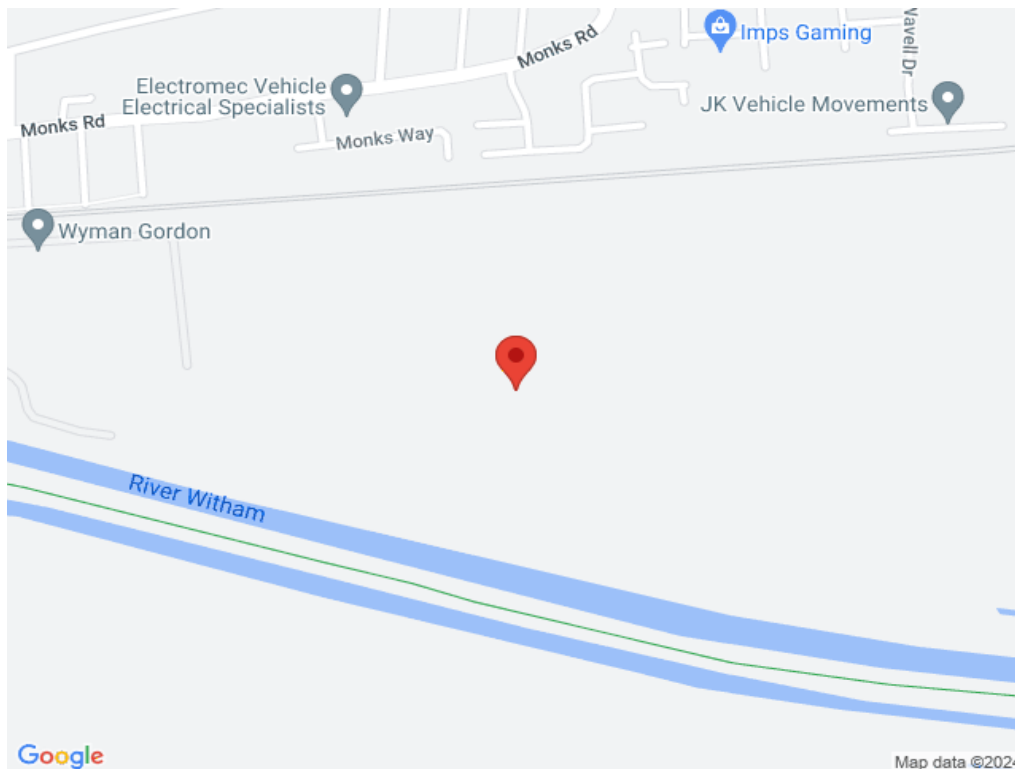
## GROUND FLOOR



ALLENBY CLOSE, LINCOLN LN3 4RH

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             | 82 B    | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk