



Harrington Avenue, Lincoln



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Offers over £180,000

- Bay Fronted Terrace House
- Two Double Bedrooms & Bathroom
- Dining Kitchen & Conservatory
- Driveway & Good Sized Rear Garden
- Walking Distance to Amenities
- Useful Loft Space
- Freehold
- EPC rating D



Well presented, TWO DOUBLE BEDROOM terraced house. Situated in the Boultham Park Area to the south of Lincoln city centre this is within walking distance of local shops, schools, doctors, public parks and the city centre.

The accommodation comprises Entrance Hall with understairs storage, Lounge, Dining Kitchen with French doors to the Conservatory To the First Floor there are Two Double Bedrooms, Family Bathroom and a useful loft space with heating, lighting and velux windows. To the front of the property is a driveway with a shared passage way leading to the rear. The good sized rear garden is enclosed with lawn, mature shrubs and patio seating area.

The property also benefits from Gas Central Heating and uPVC double glazing.



Entrance Hall

External door to front aspect and stairs to first floor with built in shoe storage.

Lounge

3.41m x 4.31m (11'2" x 14'1")

Bay window to front aspect, feature log burner and radiator.

Kitchen Diner

4.28m x 3.66m (14'0" x 12'0")

Window and french doors leading to conservatory and fitted with a range of wall and base units with worktops over, electric double oven, four burner gas hob with extractor over, sink with drainer, space for fridge freezer, under stairs cupboard and radiator.

Conservatory

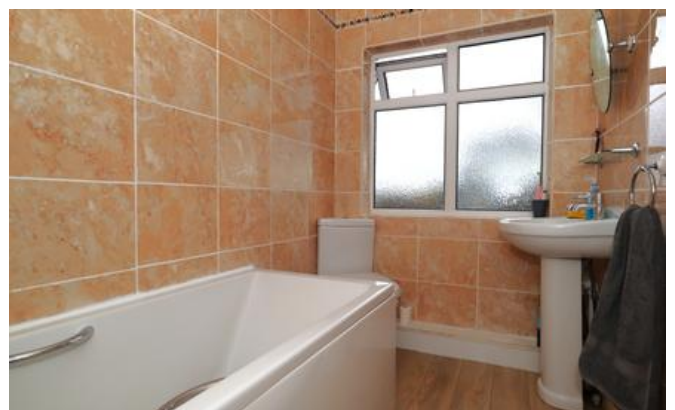
2.79m x 3.92m (9'2" x 12'11")

French doors to rear aspect and windows to side aspect and radiator.

Loft Room

4.28m x 3.26m (14'0" x 10'8")

With Velux windows and fully boarded.



Landing

Access to loft space.

Bedroom One

3.52m x 4.31m (11'6" x 14'1")

Bay window to front aspect, fitted wardrobe and radiator.

Bedroom Two

2.79m x 3.66m (9'2" x 12'0")

Window to rear aspect and radiator.

Bathroom

1.49m x 2.57m (4'11" x 8'5")

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

Outside

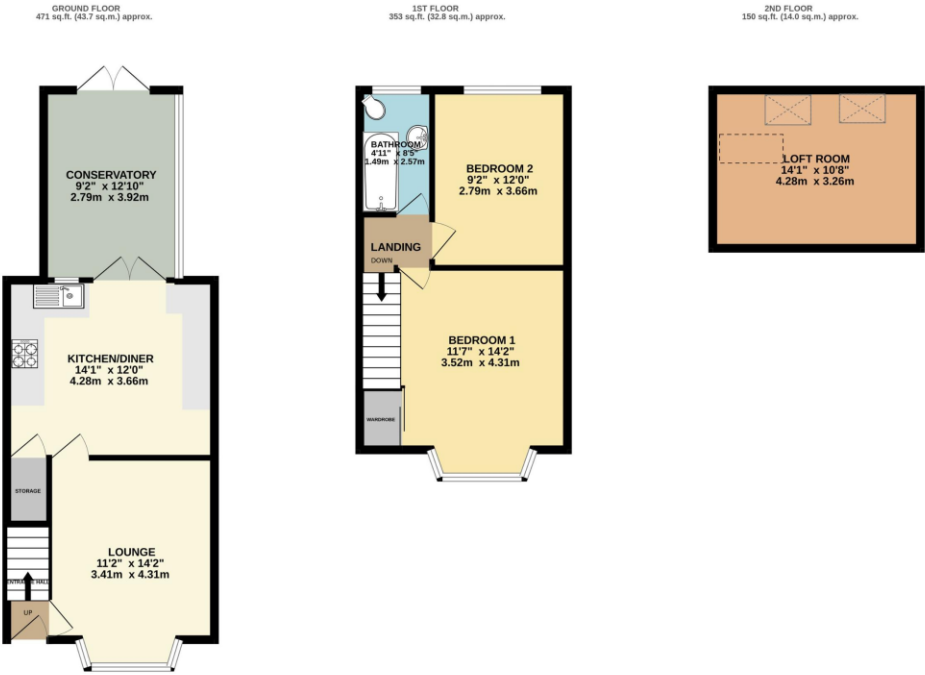
To the front of the property there is a concrete driveway. To the rear of the property there is an enclosed lawned garden.

Agent Note

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Floorplan

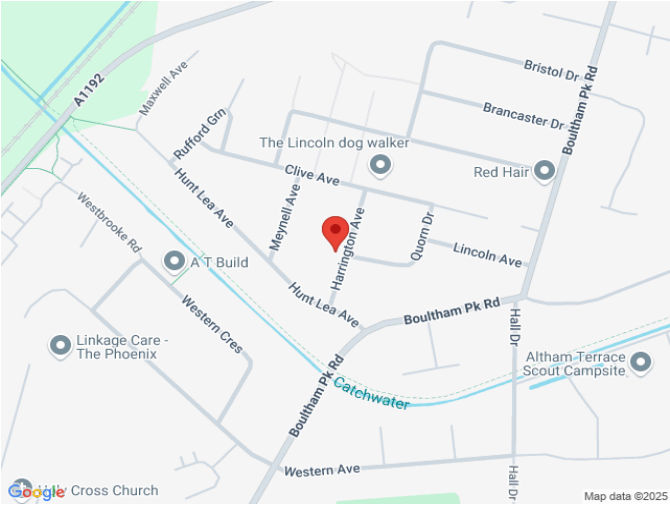


HARRINGTON AVE

TOTAL FLOOR AREA : 975 sq.ft. (90.5 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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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