



Harrington Avenue, Lincoln



**£185,000**

- Bay Fronted Terrace House
- Two Bedrooms
- Conservatory & Loft Room
- Well Presented Throughout
- Popular Location
- Driveway & Rear Garden
- Freehold
- EPC rating D



Well presented, two bedroom terraced house. Situated on the south side of Lincoln this is ideally located within walking distance of the local shops, schools, doctors and other amenities.

The accommodation on offer comprises of Entrance Hall, Lounge, Kitchen Diner and Conservatory to the ground floor. To the First Floor there are Two Double Bedrooms, Family Bathroom and a fully boarded loft with velux windows. Outside the property to the front there is concrete driveway with a shared passage way leading to the rear garden which has been laid to lawn.

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 show 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.

#### 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.

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

With Velux windows and fully boarded.

#### 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

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.

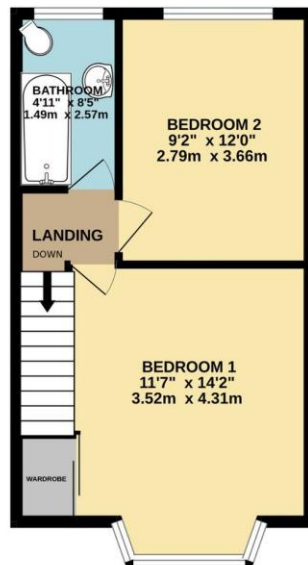




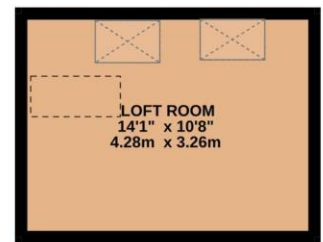
GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



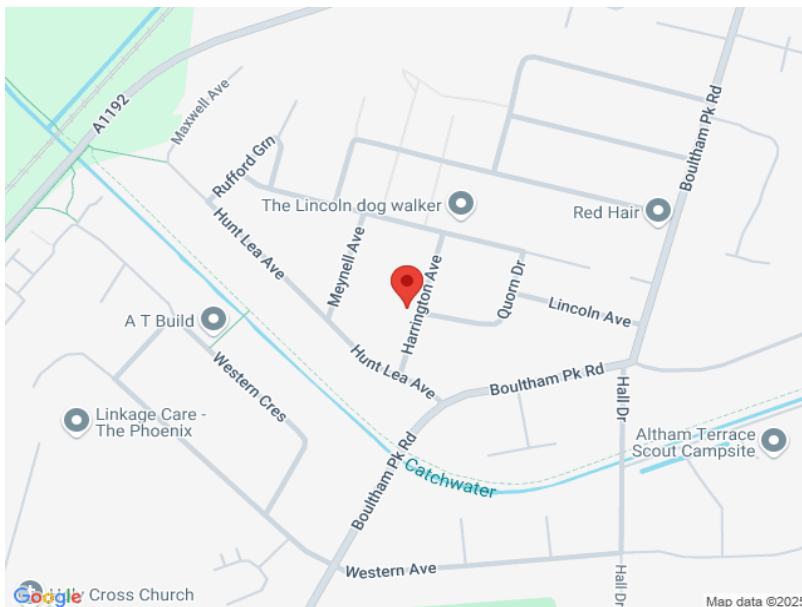
1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR  
150 sq.ft. (14.0 sq.m.) approx.



HARRINGTON AVE



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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