

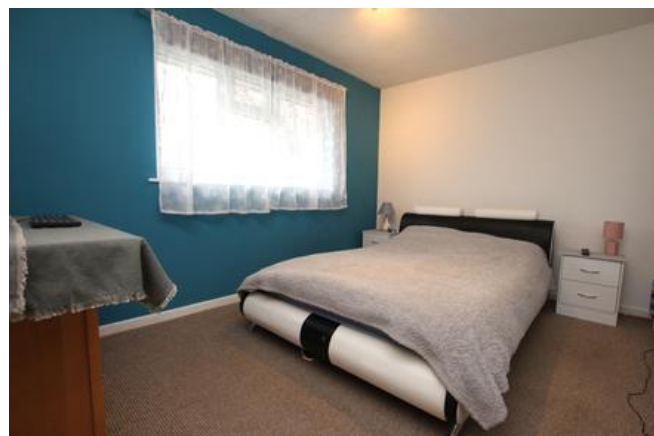


Sheridan Close, Lincoln



**£85,000**

- First Floor Apartment
- NO ONWARD CHAIN
- Secure Intercom Entry
- Two Double Bedrooms
- uPVC Double Glazing & GCH
- Spacious Lounge
- Leasehold
- EPC rating C



First floor flat is situated on a cul de sac to the north of Lincoln. Within walking distance of the local shops, schools and City centre. The flat comprises two double bedrooms, fitted kitchen with integrated double cooker and halogen hob, double glazing throughout, gas central heating, modern bathroom suite, a good sized lounge, secure intercom access and parking.

### Entrance

Entrance via door into entrance hall, having airing cupboard, access to loft space and wall mounted radiator.

### Kitchen 3.63m x 2.26m (11'11" x 7'5")

Window to rear aspect, fitted with a range of wall and base units with worktops over, stainless steel sink unit with cupboards under, radiator and pantry.

### Lounge 4.24m x 3.68m (13'11" x 12'1")

Window to front aspect, gas fire, and radiator.

### Bedroom One 3.81m x 3.23m (12'6" x 10'7")

Window to front aspect and radiator.



### Bedroom Two 3.71m x 2.77m (12'2" x 9'1")

Window to rear aspect and radiator.

### Bathroom

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

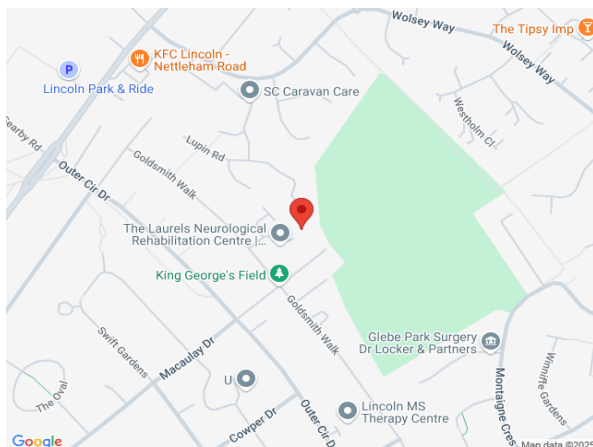
### Agent Note

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**GROUND FLOOR**  
622 sq.ft. (57.8 sq.m.) approx.



SHERIDAN CLOSE, LINCOLN LN2 4JX  
TOTAL FLOOR AREA : 622 sq.ft. (57.8 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	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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