



Spa Street, Lincoln



3



1



2

**£130,000**

- Extended Mid-Terrace House
- Three Bedrooms
- Upstairs Bathroom
- Two Reception Rooms
- NO ONWARD CHAIN
- Sought After Location
- Freehold
- EPC Rating D



Extended Three Bedroom Mid-Terrace House located just off Monks Road and within walking distance of local shops, doctors and school. The property benefits from Gas Central Heating, partial uPVC Double Glazing and being sold with NO ONWARD CHAIN. The accommodation on offer consists of Entrance Hall, Lounge, Dining Room, and Kitchen to the ground floor. To the first floor, there are Three Bedrooms and Four Piece Family Bathroom. Outside the property there is an enclosed courtyard.

### Entrance Hall

External door leading into private side passage and stairs to first floor.

### Lounge

3.56m x 3.22m (11'8" x 10'7")

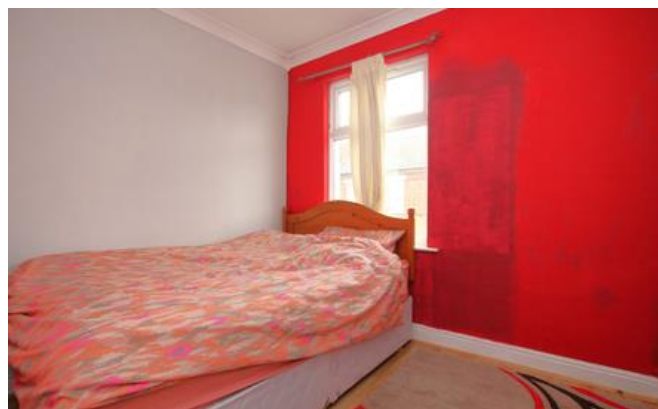
Window to front aspect, feature fireplace and radiator.

### Dining Room

3.56m x 3.41m (11'8" x 11'2")

Window to rear aspect, feature fireplace and radiator.





## Kitchen

3.14m x 4.44m (10'4" x 14'7")

Window and external door to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, electric single oven, four ring electric hob with extractor over, space and plumbing for washing machine, space for fridge freezer and radiator.

## Landing

Access to roof space.

## Bedroom One

3.37m x 3.31m (11'1" x 10'11")

Window to rear aspect, storage cupboard and radiator.

## Bedroom Two

2.74m x 2.53m (9'0" x 8'4")

Window to front aspect and radiator.

## Bedroom Three

1.9m x 3.45m (6'2" x 11'4")

Window to front aspect and radiator.

## Family Bathroom

1.93m x 4.45m (6'4" x 14'7")

Dual windows to side aspect and fitted with panel bath, single shower cubicle, low level WC, wash hand basin and radiator.



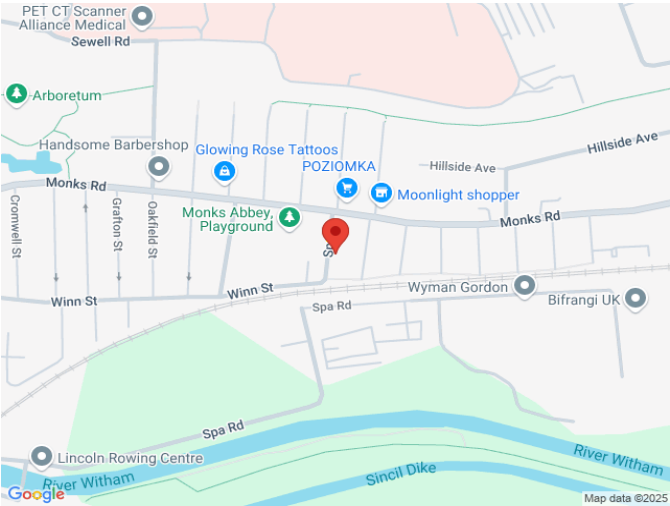
### Outside

To the rear of the property there is an enclosed courtyard.

### 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		