



Lupin Road, Lincoln



Offers over £175,000

- Semi-Detached House
- Two Bedrooms
- NO ONWARD CHAIN
- Detached Garage
- GCH and uPVC Double Glazing
- Kitchen Diner
- Freehold
- EPC rating C



NO ONWARD CHAIN!! Spacious two bedroom semi-detached house located in the popular Glebe Park area. Offering a corner plot with a detached single garage and within walking distance of Nettleham Fields shops, Glebe Park doctors and the Carlton Centre. The accommodation consists of Entrance Hall, Lounge and Kitchen Diner to the ground floor. To the first floor there are Two Double Bedrooms and Bathroom. Outside the property to the front there is a gravel driveway leading to detached garage and lawned garden. To the rear of the property there is a lawned garden with decorative patio. The property benefits from gas central heating, uPVC double glazing.

Entrance Hall

External door to front aspect and stairs to the first floor.

Lounge

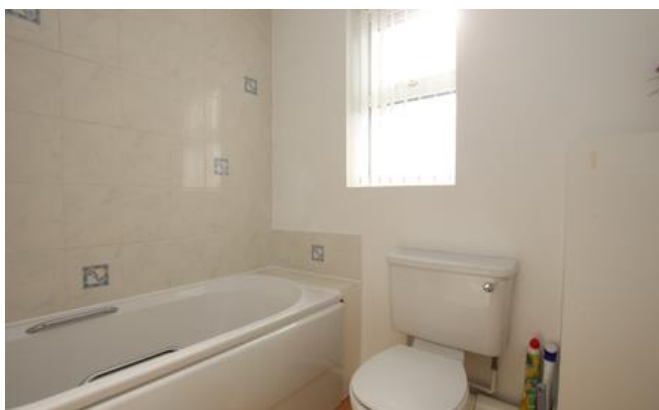
3.83m x 4.85m (12'7" x 15'11")

Window to front aspect and radiator.

Kitchen Diner

3.83m x 3.04m (12'7" x 10'0")

External door and window to rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, four burner gas hob with extractor over, single electric oven, space and plumbing for washing machine, space for fridge freezer and radiator.



Landing

Access to roof space.

Bedroom One

3.41m x 3.04m (11'2" x 10')

Window to front aspect, built in wardrobes and radiator.

Bedroom Two

12.7m x 9.3m (41'8" x 30'6")

Window to rear aspect and radiator.

Bathroom

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

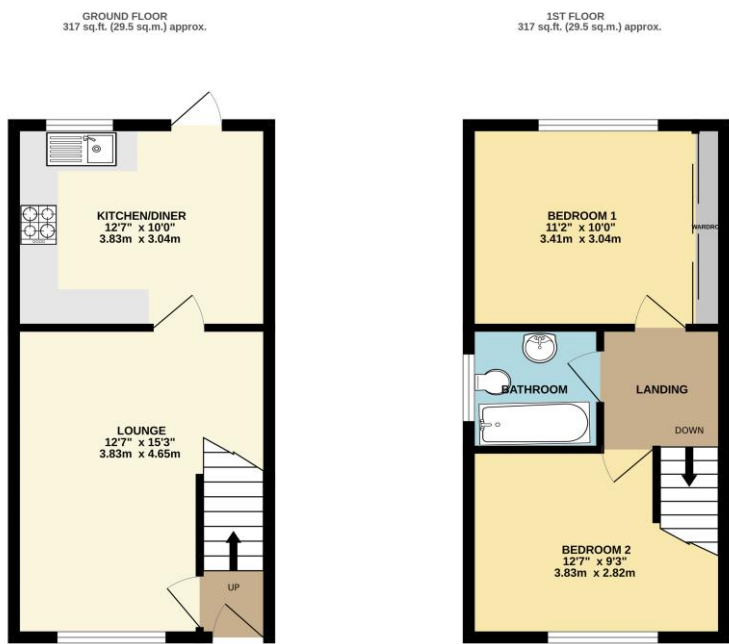
Outside

To the front of the property there is a gravel driveway leading to single detached garage and lawned garden. To the rear of the property there is an enclosed lawned garden with decorative patio area

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



53 LUPIN ROAD, LINCOLN, LN2 4GD

TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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