



Webb Street, Lincoln



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**£160,000**

- Mid-Terrace House
- Fully Renovated
- Two Reception Rooms
- NO ONWARD CHAIN
- GCH & uPVC Double Glazing Throughout
- City Location
- Freehold
- EPC rating D



FULLY REFURBISHED Mid terrace house, located just off Lincolns High Street. The property has been fully modernised by the current owner with New Kitchen and Bathroom and fully rewired. This property is perfectly positioned with easy access to the City Centre, University and Hospital. The property also benefits from Gas Central Heating, uPVC Double Glazing throughout and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises of Entrance Hall, Lounge, Dining Room, Modern Kitchen and Four-piece Bathroom to the ground floor. To the first floor there are Three Bedrooms. Outside the property to the rear there is an enclosed Courtyard with Shed.

### Entrance Hall

External door to side aspect, understairs cupboard, stairs to the first floor and radiator.

### Lounge

3.13m x 3.55m (10'4" x 11'7")

Window to front aspect, wall mounted electric fire, storage cupboards and radiator.

### Dining Room

3.13m x 3.82m (10'4" x 12'6")

Window to rear aspect and radiator.



## Kitchen

1.46m x 4.13m (4'10" x 13'6")

Window and external door to side aspect and fitted with a range of modern wall and base units with worktops over, sink with drainer, built in electric oven and microwave, four burner gas hob with extractor over, and integrated fridge and freezer.

## Bathroom

1.46m x 1.85m (4'10" x 6'1")

Window to side aspect and fitted with panel bath, walk in shower cubicle, low level WC, wash hand basin with vanity unit under, extractor and radiator.

## Landing

Storage cupboard and access to roof space.

## Bedroom One

3.55m x 3.47m (11'7" x 11'5")

Window to front aspect and radiator.

## Bedroom Two

2.46m x 3.82m (8'1" x 12'6")

Window to rear aspect and radiator.

## Bedroom Three

1.74m x 3.82m (5'8" x 12'6")

Window to rear aspect and radiator.

## Outside

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

## 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.

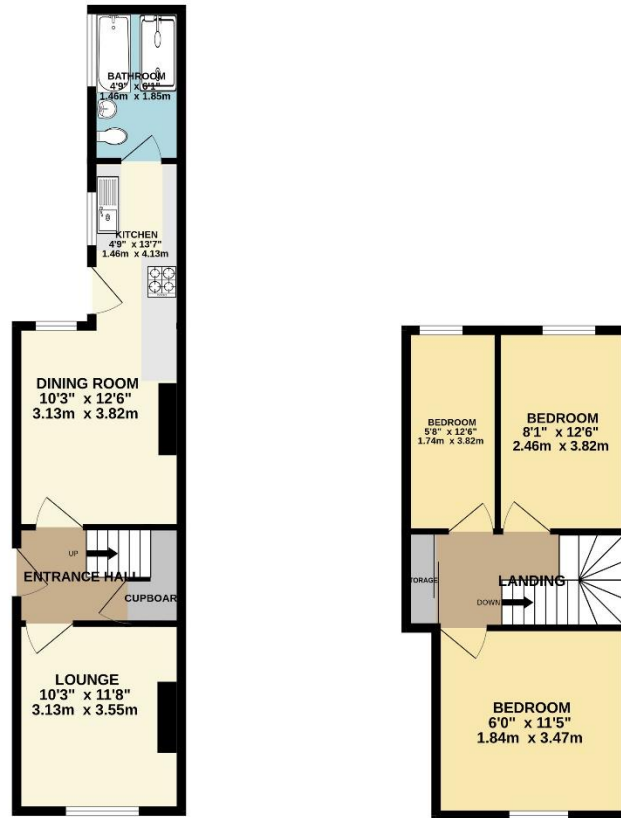




GROUND FLOOR

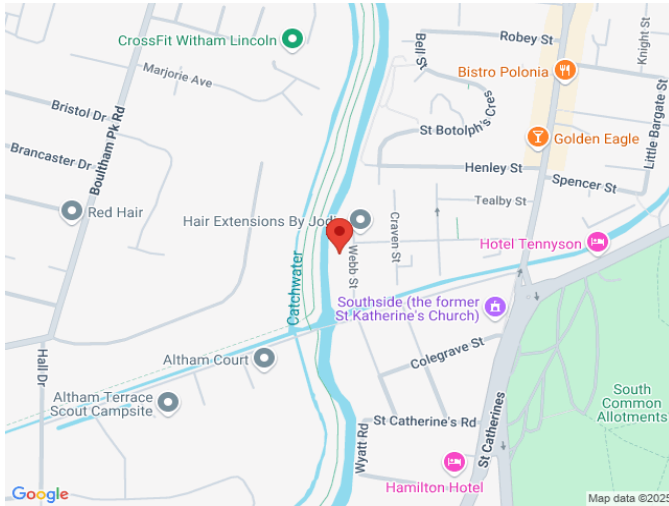
1ST FLOOR

## Floorplan



10 WEBB STREET, LINCOLN LN5 8DL

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	77 C
39-54	E		
21-38	F		
1-20	G		

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