



Madden Close, Lincoln



**£190,000**

- End Town House
- Two Bedrooms & Bathroom
- Lounge Diner & Kitchen
- Walking Distance to the City Centre
- Off Road Parking & Carport
- Rear Garden
- Freehold
- EPC rating TBC



Well presented TWO BEDROOM End Town House situated on the popular St. Georges Development, within walking distance of the City Centre and with Off Road Parking. The property has gas central heating, double glazing and parking to the rear with a carport. The property has internal accommodation comprising: Hall, Cloakroom, Lounge/Dining Room, Kitchen, First Floor Landing, Two Bedrooms and Bathroom. The property would make an ideal investment or first time buy.

### Entrance Hall

With access to the WC and a radiator.

### WC

With a WC, wash hand basin with tiled splashback and radiator.

### Lounge/Diner

16'4" x 11'7" (5m x 3.5m)

With french doors opening into the rear garden, stairs to the first floor and a radiator.

### Kitchen

8'3" x 7'9" (2.5m x 2.4m)

With a window to the front aspect, a range of wall and base units with worktops over, sink with drainer, integrated hob with extractor, integrated oven, room for washing machine and radiator.



## First Floor Landing

With access to the airing cupboard, bathroom and bedrooms.

### Bedroom One

11'1" x 9'6" (3.4m x 2.9m)

With a window to the rear aspect, fitted wardrobe, over stairs alcove and radiator.

### Bedroom Two

10'9" x 6'5" (3.3m x 2m)

With a window to the front aspect, fitted wardrobe and radiator.

## Bathroom

With a window to the front aspect, tiled walls, panelled bath with shower over, WC, wash hand basin, and radiator.

## Outside

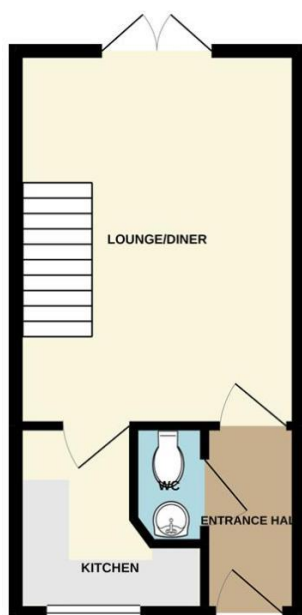
To the rear of the property is an allocated parking space provided, an enclosed rear garden with a lawn and small patio.

## Agent Note

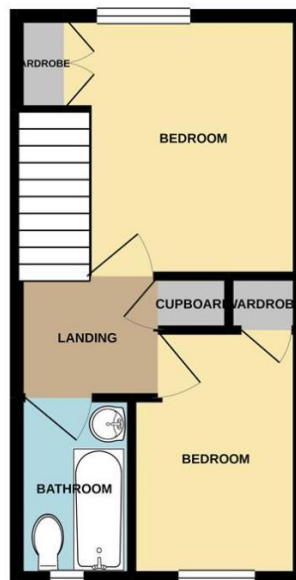
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# Floorplan

GROUND FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



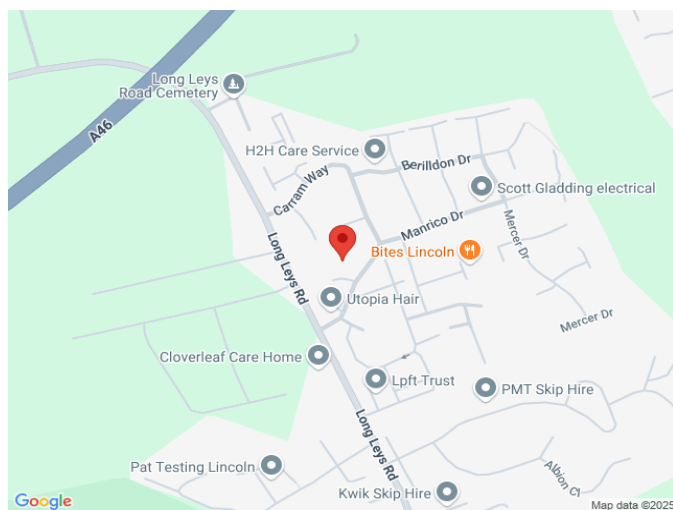
1ST FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



MADDEN CLOSE, LINCOLN LN1 1AU

TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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