



Middlebrook Road, Lincoln



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£200,000

- Semi Detached House
- Three Bedrooms
- No Onward Chain
- Garage & Garden
- En-Suite & Family Bathroom
- Cul De Sac Position
- Freehold
- EPC rating C



THREE BEDROOM Semi Detached house with **NO ONWARD CHAIN!** Situated in this popular area of Lincoln, the property comprises: Entrance Hall, Lounge/Diner, Kitchen and Downstairs Bathroom. To the first floor, there are Three Bedrooms and an En-Suite Shower Room to the Master. To the outside, there are front and rear Gardens, Single Garage and Driveway. The property also benefits from Gas Central Heating and uPVC Double Glazing.

Entrance Hall

With window to side the side aspect, laminate flooring and radiator.

Lounge/Diner 22'6" x 9'1" (6.9m x 2.8m)

With window to the front aspect, patio doors to rear, laminate and tiled flooring and two radiators.

Kitchen 8'5" x 6'9" (2.6m x 2.1m)

With window to the rear aspect and door to the side aspect. Fitted with a range of base and eye level units with inset sink unit with drainer, tiled floor, splash back and a built-in oven, hob and extractor hood.



Landing

With window to the side aspect.

Bedroom One 11'0" x 8'11" (3.4m x 2.7m)

With window to the front aspect and radiator.

En Suite to Bedroom One

With window to the front aspect. With low level WC, wash hand basin, enclosed shower cubicle and towel radiator,

Bedroom Two 10'10" x 11'0" (3.3m x 3.4m)

Window to the rear aspect, built-in cupboard and radiator.

Bedroom Three 7'1" x 7'7" (2.2m x 2.3m)

Window to the rear aspect and radiator.

Family Bathroom

Window to the side aspect, low level WC, wash hand basin, panelled bath with shower over and towel radiator.

Outside

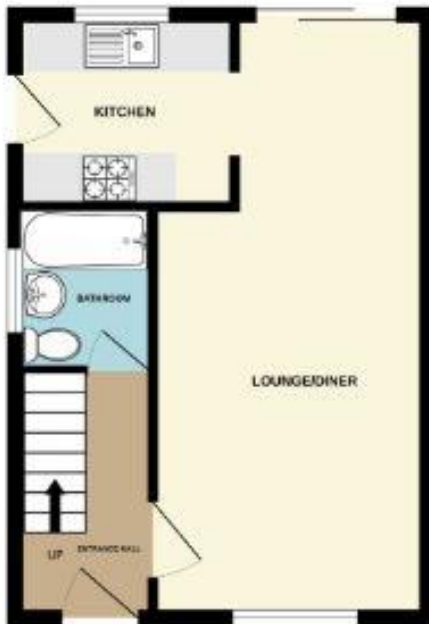
To the outside, there are gardens to both front and rear elevations along with a driveway and single garage.

Agent Notes

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
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



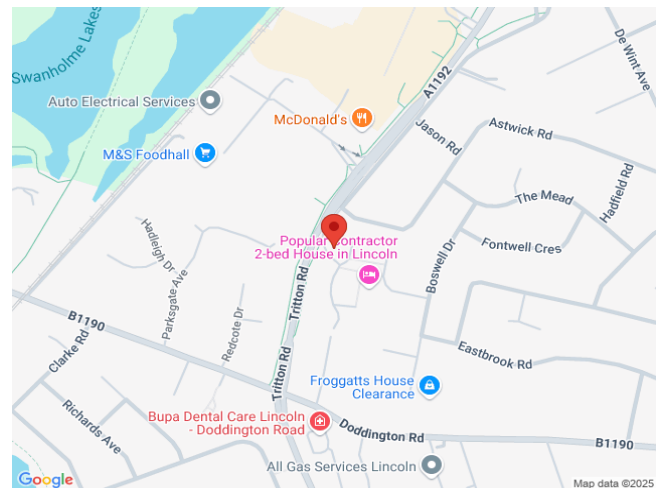
MIDDLEBROOK ROAD, LNS 72U

TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The fixtures, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Please see the EPC for more information.

Map data ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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