



Reedbush Avenue, Lincoln



£210,000

- Three Storey Townhouse
- Prime Uphill Location
- Three Bedrooms
- Open Plan Living
- Downstairs wc
- Enclosed Rear Garden
- Freehold
- EPC rating B



Spacious and well-presented across three floors, this home offers an open-plan kitchen/living/dining area, downstairs W/C, three generous bedrooms, and a modern family bathroom.

Enjoying a private enclosed rear garden with patio and lawn, plus dedicated parking at the front.

Located in a popular area close to shops, schools, and transport links - this is a must-see property!

Entrance Hall

With laminate flooring and radiator

Kitchen Dining Lounge 22'1" x 12'2" (6.7m x 3.7m)

With window to front aspect and vinyl flooring. Integrated appliances including fridge freezer, fan oven, gas hob, extractor, stainless steel splashback and breakfast bar. There is access to the downstairs wc and French doors to the rear.

Downstairs WC 5'1" x 2'9" (1.5m x 0.8m)

With vinyl flooring, basin, wc and extractor.



Bedroom One 17'10" x 9'1" (5.4m x 2.8m)

With double aspect velux windows from front to rear, carpet and radiator.

Bedroom Two 12'2" x 8'0" (3.7m x 2.4m)

With window to rear aspect, carpet and radiator.

Bedroom Three 7'5" x 12'2" (2.3m x 3.7m)

L shape bedroom with double fronted window to front aspect, carpet and radiator.

Bathroom 5'11" x 5'7" (1.8m x 1.7m)

With privacy window to side aspect, vinyl flooring, fitted bath with overhead shower, basin with storage, wc and a chrome heated towel radiator.

Outside

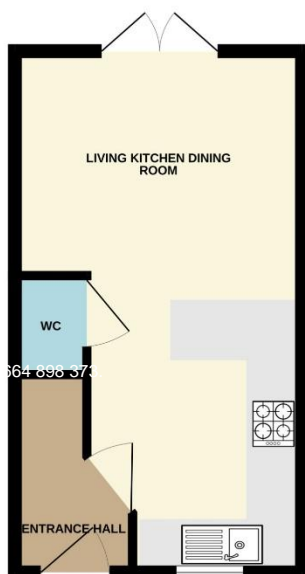
With driveway to the front, rear access via the side and a laid to lawn garden to the rear with a patio area.

Agents Notes

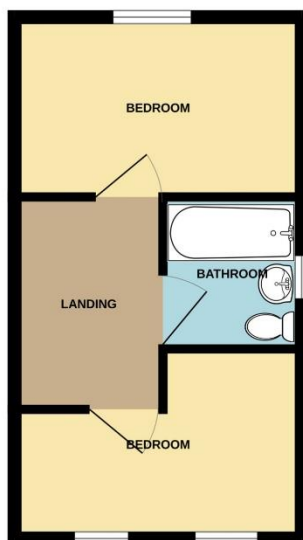
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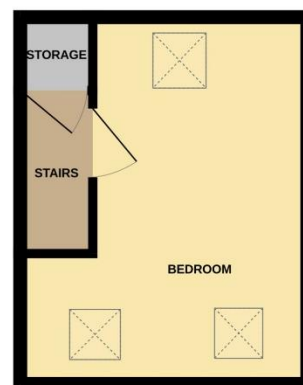
GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



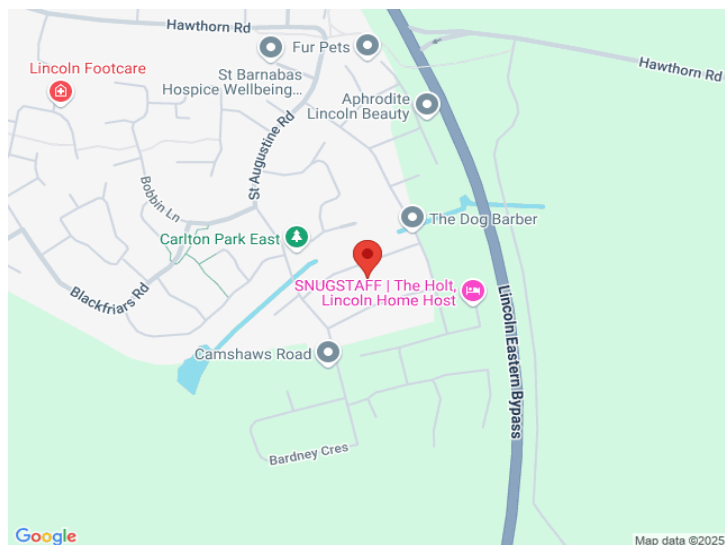
2ND FLOOR
190 sq.ft. (17.7 sq.m.) approx.



19 REEDBUSH AVENUE, LINCOLN, LN2 4ZF

TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk