



Cheviot Street , Lincoln



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**£215,000**

- Fully Refurbished Mid Terrace House
- Three Bedrooms
- Modern Kitchen/Diner
- Bay Fronted Lounge
- City Centre Location
- Local Amenities and Nearby Lincoln Hospital
- Freehold
- EPC rating C



Immaculately Presented & Fully Refurbished THREE bedroom Mid-Terrace House. Located just a short walk from Lincoln City Centre, Lincoln Hospital and Lincoln College. This NEWLY refurbished Mid-Terrace House comprises; Entrance Hall, Lounge, Kitchen/Diner and a modern three-piece Family Bathroom. To the first floor are Three Bedrooms. Outside, the property features a low-maintenance enclosed garden.

### Entrance Hall

With staircase to the first floor and under stairs cupboard.

### Living Room

44'10" x 38'0" (13.7m x 11.6m)

With bay window to the front and radiator.

### Kitchen/Diner

39'8" x 33'11" (12.1m x 10.3m)

With window to the rear elevation and radiator. With a range of base and eye level units with integrated oven with hob and extractor, space for white goods.

### Lobby Area

With access into the garden and cupboard housing the combi boiler.





### Bathroom

23'9" x 18'10" (7.2m x 5.7m)

With window to side elevation. Fitted with a three piece suite, panelled bath with shower over, low level wc, wash hand basin and radiator.

### Stairs and Landing

With storage cupboard.

### Bedroom One

39'11" x 38'3" (12.2m x 11.7m)

With window to the front elevation and radiator.

### Bedroom Two

39'11" x 22'8" (12.2m x 6.9m)

With window to the rear elevation and radiator.

### Bedroom Three

39'11" x 24'7" (12.2m x 7.5m)

With window to the rear elevation and radiator.



## Outside

With low maintenance enclosed rear yard with gate leading to shared passageway.

## Agents 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

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



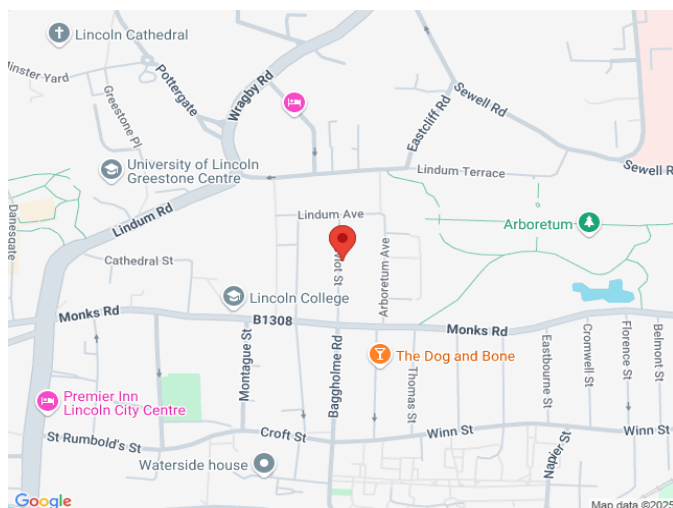
1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



CHEVOT STREET, LINCOLN, LN2 5JD

TOTAL FLOOR AREA : 762 sq.ft. (70.8 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 for any prospective purchase. 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		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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