



Hewson Road, Lincoln



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Guide price £260,000 - £270,000



Key Features

- Bay Fronted Terraced House
- Three Double Bedrooms
- Lounge & Snug
- Kitchen Diner
- Original Features
- Cottage Style Garden
- EPC rating TBC
- Freehold





Bay Fronted Three Bedroom Terraced House beaming with character and original features. Boasting high ceilings, wood flooring and a cottage style garden, this property offers an abundance of charm. The property benefits from feature fireplaces throughout, three double bedrooms and two reception rooms offering flexible accommodation and is situated in the highly sought after West End giving easy access into the City Centre, Bailgate and the West Common.

The accommodation comprises of Entrance Porch, Entrance Hall, Bay Fronted Snug, Lounge and Kitchen Diner. To the first floor there are three double Bedrooms and a Bathroom.

Entrance Hall

With original tiled flooring, radiator and access to the first floor.

Snug 14'6" x 11'10" (4.4m x 3.6m)

With bay window to the front aspect, original fireplace, coving, carpet flooring and radiator.

Lounge 14'6" x 14'3" (4.4m x 4.3m)

With window to rear aspect, open fireplace, carpet flooring, radiator and storage.



Kitchen Diner 18'9" x 8'9" (5.7m x 2.7m)

With two windows to the side aspect, tiled flooring, sky light, radiator and french doors to the rear. Base and eye level units with range cooker, extractor and Belfast sink.

Bedroom One 14'6" x 11'8" (4.4m x 3.6m)

With window to front aspect, original wood flooring, feature fireplace and radiator.



Bedroom Two 12'9" x 11'4" (3.9m x 3.5m)

With window to rear aspect, original wood flooring and radiator.

Bedroom Three 10'6" x 8'9" (3.2m x 2.7m)

With window to rear aspect, carpet flooring and radiator.

Bathroom 8'10" x 8'7" (2.7m x 2.6m)

With privacy window to rear aspect, original wood flooring, radiator, cast iron bath, wc, basin and feature fireplace.

Outside

With hedge and brick wall border to the front and covered decking with built-in seating and cottage courtyard to the rear.

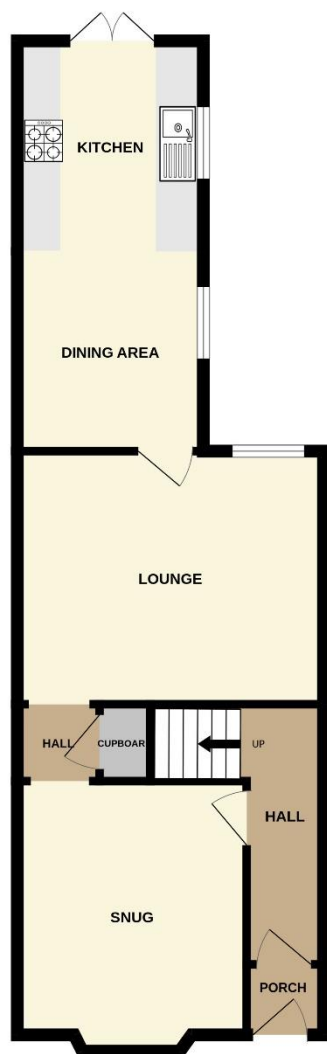
Agents Note

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GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



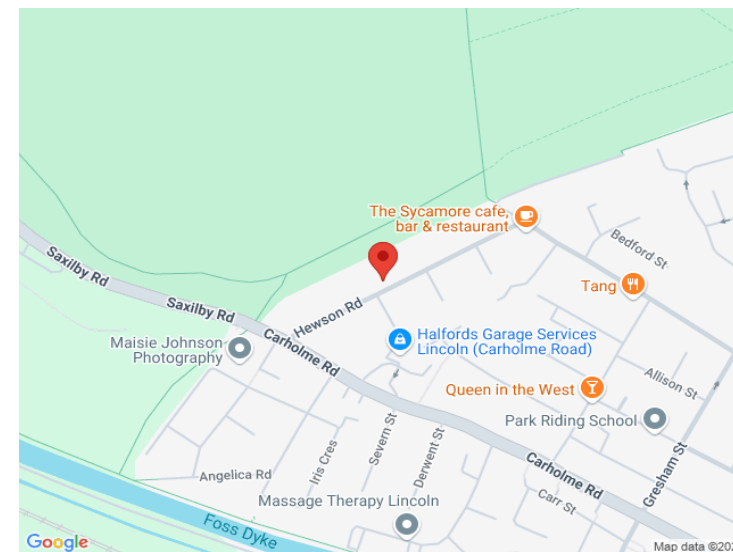
1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



HEWSON ROAD, LINCOLN

TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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