



Ellesmere Avenue, Lincoln



Offers over £225,000

- Terraced House
- Local Amenities
- Access To Bypass
- City Centre Location
- Three Double Bedrooms
- Low Maintenance Garden
- Private Parking
- EPC rating D



Well presented Terraced House near Lincoln city centre in which would be a perfect family home. Walking distance to schools and various amenities plus good access to the Eastern Bypass. The accommodation comprises Entrance Porch, Hallway leading to stairs, Bay Fronted Lounge, Dining Room, Kitchen with Range cooker, Downstairs WC, Landing, Three Double Bedrooms, Family Bathroom and Loft Space. Outside is a low maintenance garden to the rear and private on street parking to the front.

Entrance Hall

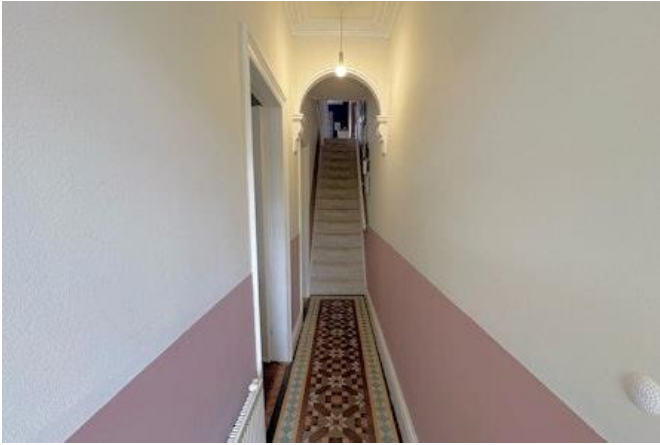
With inner porch and entrance door, original tiled flooring and stairs leading to first floor.

Lounge 12'3" x 15'2" (3.7m x 4.6m)

Bay window to the front aspect, oak flooring, feature electric fire and radiator.

Dining Room 13'2" x 12'1" (4m x 3.7m)

Window to the rear aspect, oak flooring, under stairs storage cupboard and radiator.



Breakfast Kitchen 18'3" x 10'3" (5.6m x 3.1m)

Door to rear aspect and two windows to side aspect. Fitted with a range of wall and base units with work surface and drainer sink unit. Range cooker oven, space for full height fridge freezer and wall mounted gas central heating boiler. Wood effect luxury tiled flooring and part modern tiled flooring.

Downstairs WC

Window to the rear, Fitted with low level WC and wash hand basin.

Landing

Loft access and built in storage cupboard.

Bedroom One 15'2" x 12'2" (4.6m x 3.7m)

Window to front aspect and radiator.

Bedroom Two 13'3" x 9'8" (4m x 2.9m)

Window to the rear aspect and radiator.

Bedroom Three 10'3" x 10'2" (3.1m x 3.1m)

Window to the rear aspect and radiator.

Bathroom

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

Outside

To the front of the property is private on street parking with gated access to the front garden.

To the rear of the property is an enclosed garden with decorative borders, patio seating area and gated rear access.

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.



GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



12 ELLESMERE AVENUE, LINCOLN. LN2 5QB

TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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