



Boswell Grove, Lincoln



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**£140,000**

- Mid Terraced House
- Newly Fitted Bathroom
- Two Double Bedrooms
- Garage
- Gas Central Heating
- Enclosed Rear Garden
- Freehold
- EPC rating C



Mid Terraced House situated in a cul de sac position and within easy access to good local amenities. The property has been fitted with new flooring throughout and has a newly fitted bathroom. The accommodation comprises Utility Porch, Hallway, Lounge Diner, Kitchen, Landing TWO DOUBLE BEDROOMS and Bathroom. Outside there are gardens to the front and rear and a single garage in a block. The property further benefits from Gas Central Heating, uPVC Double Glazing, New Electrics and new fencing to the rear.

#### Utility Porch 1.55m x 1.35m (5'1" x 4'5")

Door to side aspect, window to front aspect, space and electric for tumble dryer and fridge freezer.

#### Hallway

Stairs to first floor and radiator.

#### Lounge Diner 4.35m x 3.94m (14'4" x 12'11")

Door and window to rear aspect, wall mounted electric fire, coving to ceiling, built in understairs storage cupboard and radiator.



### Kitchen 2.28m x 2.15m (7'6" x 7'1")

Window to front aspect. Fitted with a range of wall and base units with work surface over and tiled splash backs, integrated oven with four ring ceramic hob and extractor hood over and stainless steel drainer sink unit with mixer tap. Space and plumbing for washing machine.

### Landing

Loft access and built in storage cupboard.

### Bedroom One 2.97m x 3.9m (9'8" x 12'10")

Window to rear aspect, coving to ceiling and built in wardrobe and radiator.

### Bedroom Two 3.04m x 2.06m (10'0" x 6'10")

Window to front aspect and radiator.

### Bathroom 1.56m x 1.82m (5'1" x 6'0")

Window to front aspect. Fitted with low level wc, wash hand basin and panelled bath with wall mounted shower appliance over, part tiled walls and radiator.

### Outside

To the front of the property is a lawned area and paved path leading to the entrance. To the rear of the property is an enclosed garden mainly laid to lawn with patio area and gate leading to a single garage in a block.

### 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  
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The structure, systems and appliances shown have not been checked and no guarantee as to their operation or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		