



Steep Hill, Lincoln



OIRO £350,000

- End Tarrace House
- Uphill Location
- Parking
- Three Bedrooms
- Three Reception Rooms
- Sought After Location
- No Onward Chain
- EPC Rating E



THREE BEDROOM End Terraced House situated in a prime spot within the Historical Quarter of Lincoln City. Within walking distance of the town centre and Cathedral Quarter The accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen with Breakfast Area, First Floor Landing, Three Bedrooms, Bathroom and Laundry Room. Outside there is an enclosed courtyard garden and Garage. The property is Gas Centrally Heated and is being sold with no onward chain.

Entrance Hall

External door to front aspect and stairs to first floor.

Lounge 4.98m x 3.96m (16'4" x 13'0")

Windows to front and side aspect, feature first place and radiator.

Dining Room 4.61m x 3.96m (15'1" x 13'0")

Window to front aspect, external door to side aspect, feature fireplace and radiator.

Kitchen 3.46m x 2.14m (11'5" x 7'0")

Window to front aspect and fitted with a range of wall and base units with worktops over. Sink with drainer, free standing range cooker with extractor over, plumbing for washing machine and dishwasher and radiator.



Breakfast Room 2.73m x 2.14m (9'0" x 7'0")

Window to side aspect and patio doors to front aspect and radiator.

Landing

Access to loft.

Bedroom One 4.97m x 3.96m (16'4" x 13'0")

Windows to front and side aspect, built in wardrobe and radiator.

Bedroom Two 3.4m x 3.08m (11'2" x 10'1")

Windows to front and side aspect and radiator.

Bedroom Three 2.45m x 3.08m (8'0" x 10'1")

Window to front aspect and radiator.

Bathroom 3.35m x 2.14m (11'0" x 7'0")

Window to front aspect and fitted with panel bath, shower cubicle, low level WC, wash hand basin and radiator.



Laundry Room 1.83m x 2.14m (6'0" x 7'0")

With radiator.

Garage

Up and over door with power and lighting and personal door in to the courtyard.

Outside

To the side of the property there is tiered garden with views over the city, a lower courtyard garden with double gates leading to the street and a detached single garage with a personal door in to the courtyard.

Agent Note

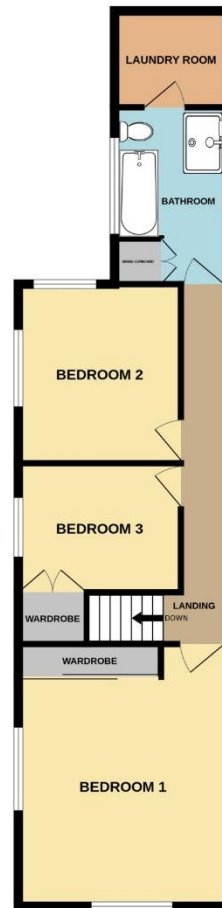
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GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



STEEP HILL, LINCOLN, LN2 1LT

TOTAL FLOOR AREA : 1261 sq.ft. (117.1 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	62 D	
39-54	E		
21-38	F		
1-20	G		

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