



Burton Road, Lincoln



**£220,000**

- Three Bedroom Terraced House
- Bathroom, wc and Two En-Suite's
- Uphill Location
- Local Amenities
- Low Maintenance Garden
- On Street Parking
- Council Tax Band B
- EPC rating D



Three Bedroom Terraced Property in sought after uphill location. This property comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Downstairs Bathroom, Three Bedrooms, Two with En Suites, One with WC, Outside is a low maintenance patio garden to the rear looking out on the allotments.

### Porch

With access to the entrance hall.

### Entrance Hall

With access to the porch.

### Living Room 11'10" x 11'3" (3.6m x 3.4m)

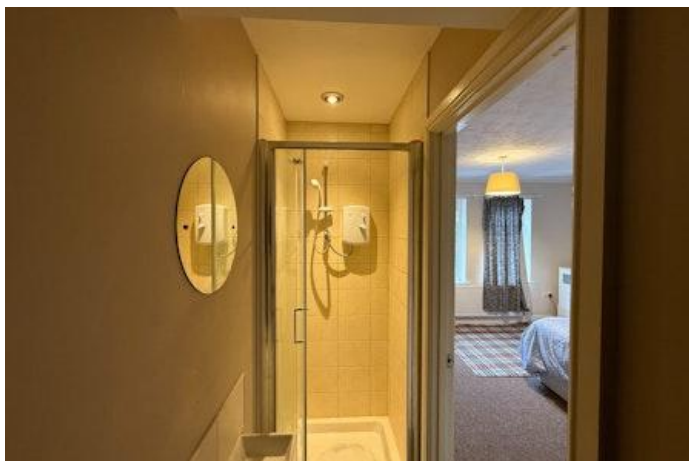
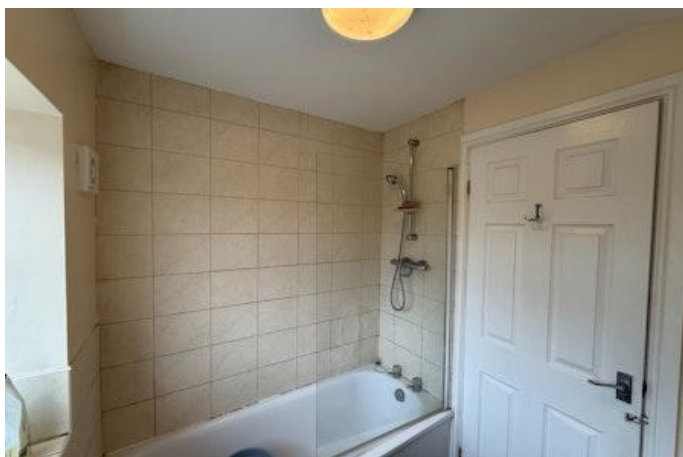
With a bay window to the front aspect and radiator.

### Dining Room 12'9" x 11'3" (3.9m x 3.4m)

With a window to the rear aspect, access to storage cupboard and radiator.

### Kitchen 11'0" x 7'5" (3.4m x 2.3m)

With a window to the side aspect, a range of eye and base level units with worktops over, integrated oven and hob with extractor fan, sink with drainer unit and boiler.



### Rear Lobby

With a door to the rear garden and room for fridge/freezer.

### Bathroom 5'4" x 7'5" (1.6m x 2.3m)

With a window to the rear aspect, panelled bath with shower over, low level wc and wash hand basin.

### Landing

With stairs leading to the ground floor.

### Bedroom One 14'9" x 11'10" (4.5m x 3.6m)

With a window to the front aspect, access to en-suite and radiator.

### En-Suite

With enclosed electric shower, pedestal sink and low level wc.

### Bedroom Two 10'0" x 8'6" (3m x 2.6m)

With a window to the rear aspect and en-suite.

### En-Suite

With shower, pedestal sink and low level wc.



### Bedroom Three 14'4" x 7'5" (4.4m x 2.3m)

With a window to the rear and skylight to the side aspect, access to wc and radiator.

### WC

With pedestal sink and low level wc.

### Outside

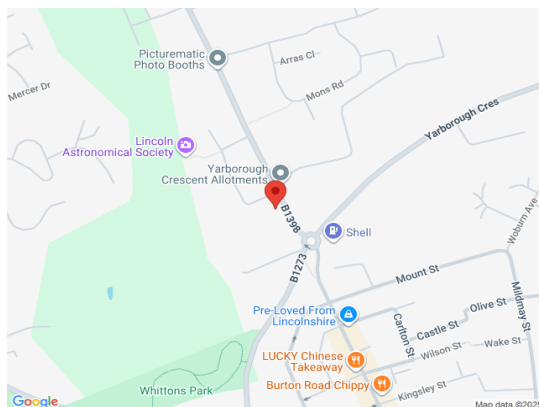
With low maintenance garden to the rear which over looks the allotments on the back.

### Agents Note

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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