



Grace Street , Lincoln



£150,000

- Mid-Terrace House
- Popular Location
- Two Reception Rooms
- ** Virtual Viewing Available **
- Three Bedrooms
- No Onward Chain
- EPC rating D



Well presented THREE BEDROOM Terrace House located in the popular area of Sincil Bank. The property has recently been renovated by the current owner and is perfectly positioned within walking distance of the local shops, schools, university and doctors.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Kitchen and Bathroom to the ground floor. To the first floor there are Three Bedrooms. Outside the property to the rear there is an enclosed lawned garden and patio area.

The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

Entrance Hall

Door to side aspect and stairs to first floor.

Lounge

11'0" x 11'2" (3.4m x 3.4m)

Window to front aspect and radiator.

Dining Room

11'0" x 11'2" (3.4m x 3.4m)

Window to rear aspect, understairs storage and radiator.



Kitchen

5'9" x 7'9" (1.8m x 2.4m)

Window to side aspect. Fitted with wall and base units with work surface and drainer sink unit over. Fitted oven, hob and extractor hood over. Space and plumbing for washing machine and fridge freezer.

Rear Lobby

Door to side aspect and built in cupboard housing gas central heating boiler.

Bathroom

5'9" x 5'4" (1.8m x 1.6m)

Window to side aspect. Fitted with a low level wc, wash hand basin and panelled bath with shower.

Bedroom One

11'0" x 11'2" (3.4m x 3.4m)

Window to front aspect.

Bedroom Two

7'0" x 11'2" (2.1m x 3.4m)

Window to rear aspect.

Bedroom Three

7'4" x 8'4" (2.2m x 2.5m)

Window to side aspect.

Outside

To the rear is an enclosed courtyard garden.

Agents Note

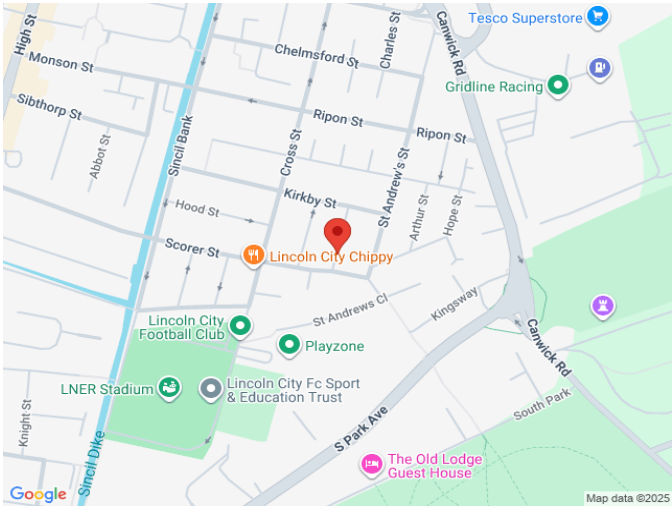
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Floorplan



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		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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