



Sixfield Close, Lincoln



**£195,000**

- End Of Terrace House
- Two Double Bedrooms
- Modern Kitchen Diner
- Ideal For First Time Buyers
- Driveway
- Popular Location
- Freehold
- EPC rating B





Well presented TWO BEDROOM End Of Terrace House perfectly located within walking distance of the local Schools, Shops and Doctors.

The accommodation on offer comprises Entrance Hall, Lounge and Kitchen Diner to the ground floor. To the first floor there are Two Double Bedrooms and Family Bathroom. Outside the property to the front there is a lawned garden and gravel driveway with room for two cars. To the rear of the property there is an enclosed lawned garden with patio area and home bar. The property also benefits from Gas Central Heating and uPVC Double Glazing.

### Entrance Hall

External door to side aspect and storage cupboard.

### Lounge

3.7m x 4.4m (12'1" x 14'5")

Window to front aspect, stairs to first floor and radiator.

### Kitchen Diner

3.1m x 4.4m (10'2" x 14'5")

Window and patio doors to rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, single electric oven, four ring halogen hob with extractor over, integrated appliances to include fridge freezer and dishwasher, space and plumbing for washing machine and radiators.



### Landing

Access to rood space.

### Bedroom One

4.4m x 3.7m (14'5" x 12'1")

Window to front aspect and radiator.

### Bedroom Two

3m x 2.6m (9'10" x 8'6")

Window to rear aspect, storage cupboard and radiator.

### Bathroom

2.2m x 1.7m (7'2" x 5'7")

Window to side aspect. Fitted with a panel bath with shower over, sink with drainer, low level WC, extractor and radiator.

### Outside Front

Lawned garden and gravel driveway with space for two cars.

### Outside Rear

Enclosed lawned garden with patio area and home bar with power.

### Agent 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.

# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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