



Coulson Road, Lincoln



Offers in excess of £240,000

- Bay Fronted Semi-Detached
- Fully Refurbished
- Three Bedrooms
- City Centre Location
- Private Driveway & Enclosed Rear Garden
- NO ONWARD CHAIN
- Freehold
- EPC Rating C



THREE BEDROOM Semi-Detached House conveniently located near Lincoln City Centre. The property has been renovated recently and benefits from being sold with **NO ONWARD CHAIN**. Perfectly located with views of the Lincoln Cathedral, within walking distance of a host of amenities including supermarkets, doctors, schools and parks.

The accommodation comprises Entrance Hall, Lounge, Dining Room, newly fitted Shaker style Kitchen and WC to the ground floor. To the first floor there are Three Bedrooms and newly fitted Shower Room. Outside the property to the front there is a driveway with room for two cars and to the rear of the property there is an enclosed lawned garden with patio area. The property also benefits from Gas Central Heating, uPVC Double Glazing, zone control under floor heating downstairs, new carpets and vinyl flooring throughout.

Entrance Hall

With a window and entrance door to the front aspect, access to wc and stairs to the first floor.

Lounge/Diner

23'6" x 11'3" (7.2m x 3.4m)

With a bay window to the front aspect and patio doors leading to the rear garden.

Kitchen

14'5" x 6'7" (4.4m x 2m)

With a window to the side aspect, door to the rear garden, a range of wall and base units with wood effect worktops, mixer tap with sink and drainer unit and integrated oven and hob with extractor fan over.



WC

With a window to the side aspect, low level wc, vanity wash hand basin.

Landing

With a window to the side aspect and stairs leading to the ground floor.

Bedroom One

12'2" x 11'6" (3.7m x 3.5m)

With a window to the rear aspect, fitted wardrobe and radiator.

Bedroom Two

11'6" x 10'6" (3.5m x 3.2m)

With a window to the front aspect, fitted wardrobe and radiator.

Bedroom Three

8'10" x 6'9" (2.7m x 2.1m)

With a window to the rear aspect and radiator.

Shower Room

5'1" x 6'8" (1.5m x 2m)

With a window to the front aspect, low level wc, wash hand basin and enclosed shower cubicle with electric shower.

Outside

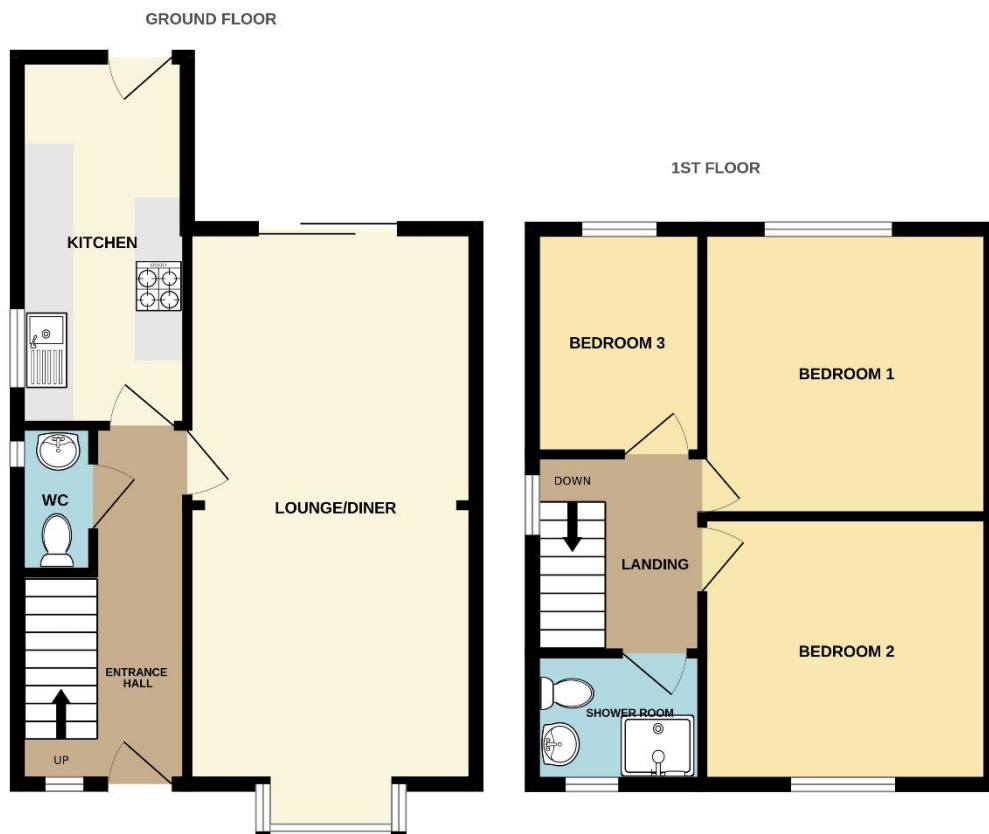
To the front of the property is a gated driveway providing off-street parking for multiple cars and pathway to the entrance door. To the rear is an enclosed low maintenance garden with a mix of wood chip and soil prepped for turf, patio area and access to the driveway.

Agents Note

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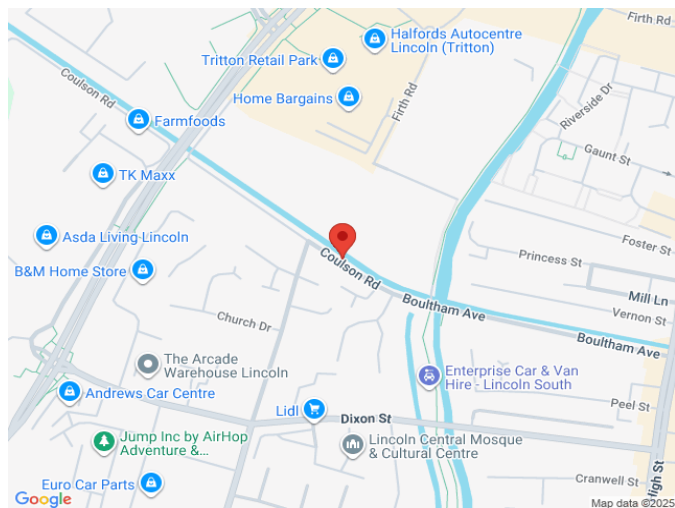


Floorplan



61 COULSON ROAD, LINCOLN, LN6 7BG

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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Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk