



Addison Place, Fenton



**£155,000**

- End Of Terrace House
- Two Bedrooms
- Feature Log Burner
- NO ONWARD CHAIN
- Quiet Village Location
- Allocated Parking
- Freehold
- EPC rating D





TWO BEDROOM End Of Terrace House located in the quiet village of Fenton. With access to a host of countryside walks and offering excellent commuter links to both Gainsborough and Lincoln.

The accommodation on offer comprises Entrance Porch, Lounge with feature log burning stove and Kitchen Diner. To the first floor there are Two Bedrooms and Family Bathroom. To the front of the property there are two allocated parking spaces and to the rear of the property there is an enclosed lawned rear garden with shed.

The property further benefits from uPVC Double Glazing Throughout and being sold with NO ONWARD CHAIN.

### Porch

With entrance door to the front aspect and access to the lounge.

### Lounge

14'11" x 12'6" (4.5m x 3.8m)

With a bay window to the front aspect, stairs to the first floor, feature log burning stove and electric radiator.



### Kitchen

7'8" x 12'6" (2.3m x 3.8m)

With a window to the rear aspect, door leading to the rear garden, a range of wall and base units with worktops, integrated oven and hob with extractor, sink with drainer unit and mixer tap, space for washing machine and fridge/freezer.

### Landing

With stairs to the ground floor.

### Bedroom One

11'8" x 9'9" (3.6m x 3m)

With windows to the front and side aspects and electric radiator.

### Bedroom Two

11'2" x 6'1" (3.4m x 1.9m)

With a window to the rear aspect and electric radiator.

### Bathroom

6'6" x 7'8" (2m x 2.3m)

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

### Outside

To the front of the property is a small lawned garden with pathway leading to the entrance door and two allocated parking spaces. To the rear of the property is an enclosed garden mostly laid to lawn, patio and shed.

### Agents Note

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# Floorplan



7 ADDISON PLACE, FENTON, LN1 2SB

TOTAL FLOOR AREA : 590 sq.ft. (54.8 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		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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