



Blenheim Road,

Lincoln, Lincolnshire, LN1 1PU

£161,995



**** CALL NEWTON FALLOWELL TO VIEW! **** Well presented end town house situated in a cul de sac position within the popular west end area of Lincoln. The property is within walking distance of the city centre, infant and junior schools rated good by OFSTED and Lincoln university and boasts allocated off road parking with additional visitor parking spaces. The accommodation comprises Lounge Diner, 15ft modern Breakfast Kitchen, Three Bedrooms and Bathroom. To the rear of the property is an enclosed walled courtyard with wooden storage shed. For sale with no onward chain. VITRUAL VIEWING also available ONLINE.

Lounge Diner

20' x 15' (6.10m x 4.57m)

Box bay window to front aspect, wall mounted electric fire, radiator, laminate flooring, composite door to side aspect.

Lounge Area



Dining Area



Kitchen

15' x 8' (4.57m x 2.44m)



Door and window to rear aspect. Fitted with a range of modern base and wall units with work surfaces over and breakfast bar feature. Cooker, extractor hood, stainless steel drainer sink unit with mixer tap over, space and plumbing for washing machine and dishwasher. Wall mounted gas central heating boiler. Tiled flooring,

Landing

Loft access, bulk head storage cupboard.

Bedroom One

12'11 x 8' (3.94m x 2.44m)



Box bay window to front aspect, radiator and coving to ceiling.

Bedroom Two

8'11 x 8'9 (2.72m x 2.67m)



Window to rear aspect and radiator.

Bedroom Three

8'11 x 6' (2.72m x 1.83m)



Window to side aspect and radiator.

Bathroom



Window to rear aspect. Fitted with a low level wc, wash hand basin, panelled bath with glazed shower screen and wall mounted shower appliance. Tiled walls, radiator and extractor fan.

Outside



To the rear of the property is a walled and enclosed West / South facing rear courtyard with a wooden storage shed and lockable gated access to the side.

Off Road Parking

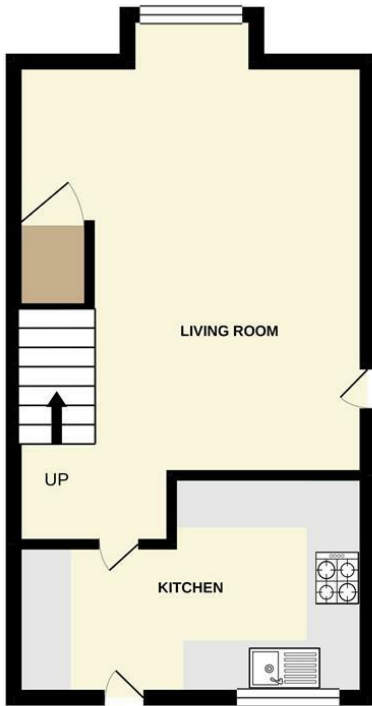


In addition there are visitor car parking spaces.

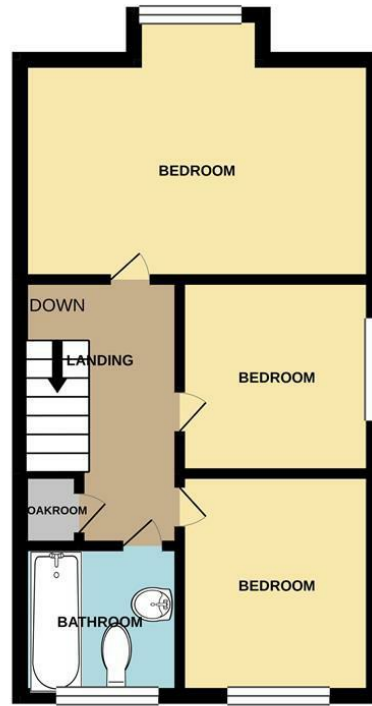
Agents Note

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. Newton Fallowell does not have authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



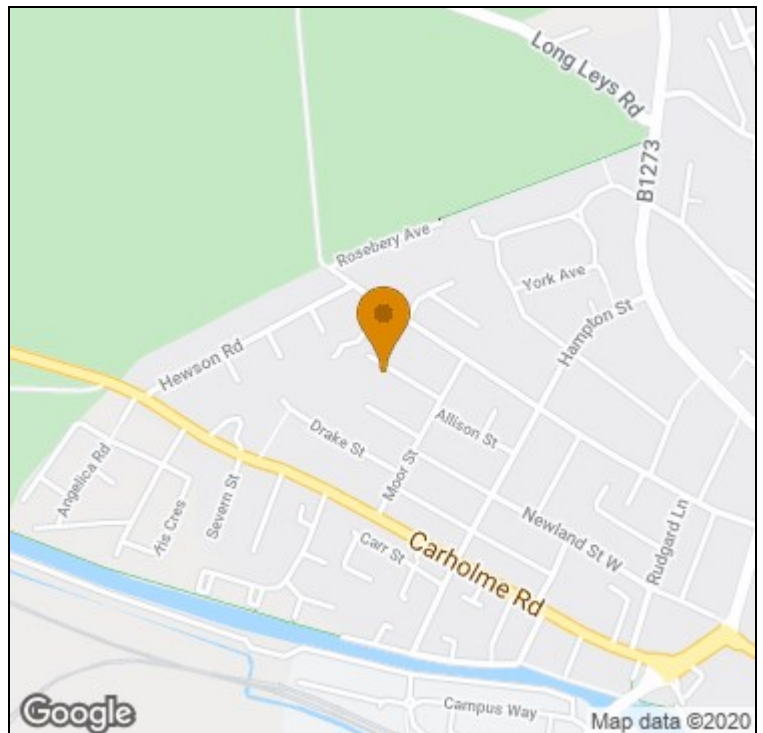
BLenheim ROAD, LINCOLN

TOTAL FLOOR AREA : 639 sq.ft. (59.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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