NEWTON FALLOWELL



Bobbin Lane, Lincoln

3 2 2

£230,000

- Semi Detached Townhouse
- Three Bedroom
- No Onward Chain
- Driveway
- Part Converted Garage
- Popular Location
- Freehold
- EPC Rating C







A well presented THREE BEDROOM THREE STOREY TOWNHOUSE, ideally situated within the popular Carlton Boulevard area of Lincoln. The property enjoys a convenient location within walking distance of local nurseries, primary and secondary schools, supermarkets and a range of other amenities.

The spacious and versatile accommodation briefly comprises an entrance hallway, ground floor WC, part converted garage providing additional usable space and storage, and a fitted kitchen diner with french doors opening onto the rear garden. To the first floor is a generous lounge, a bedroom and a family bathroom. The second floor offers two further double bedrooms, with the master bedroom benefiting from an en-suite shower room.

Externally, the property benefits from a private driveway to the front, providing off street parking for two vehicles and access to the remaining integral garage storage area. To the rear is an enclosed, low maintenance garden, predominantly laid to patio.









Entrance Hall
19'2" x 4'1" (5.8m x 1.2m)
With the entrance door to the front aspect, access to storage and stairs rising to the first floor.

WC
5'4" x 2'3" (1.6m x 0.7m)
Fitted with a low level wc, wash hand basin and radiator.

Converted Storage Area
9'4" x 8'6" (2.8m x 2.6m)
Large internal converted, multi purpose storage area.

Kitchen Diner
8'5" x 8'5" (2.6m x 2.6m)
With a window and french doors to the rear aspect. Spacious horseshoe shaped fully fitted kitchen with eye and base level units, stainless steel sink and drainer, double oven with gas hob and cooker hood over.

First Floor Landing
With stairs to the ground floor.

Living Room
15'6" x 12'5" (4.7m x 3.8m)
With windows to the front aspect and radiator.

Bedroom Three
12'1" x 8'6" (3.7m x 2.6m)
With a window to the rear aspect and radiator.

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

Second Floor Landing
Larger than average landing with socket and skylight.





Bedroom One
12'5" x 12'1" (3.8m x 3.7m)
With a window to the front aspect and double fitted wardrobes.

En-Suite
7'6" x 3'3" (2.3m x 1m)
Fitted with a low level wc, wash hand basin and shower.

Bedroom Two
With a skylight.

Outside
To the font of the property there is parking with a partly converted garage with an up and over door.
To the rear there is an enclosed fully paved rear garden.

Agents Note
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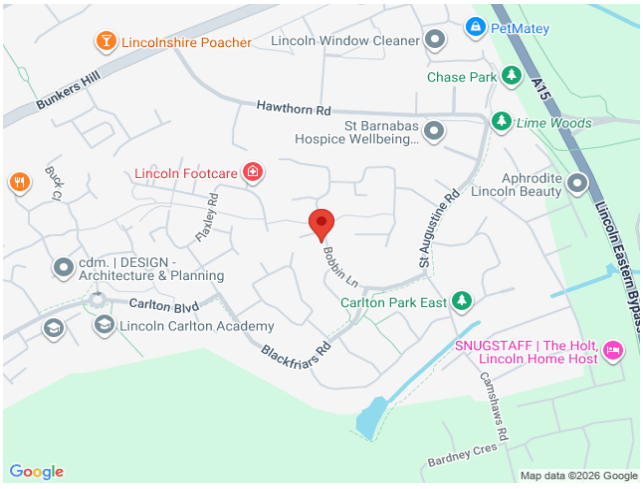
Floorplan

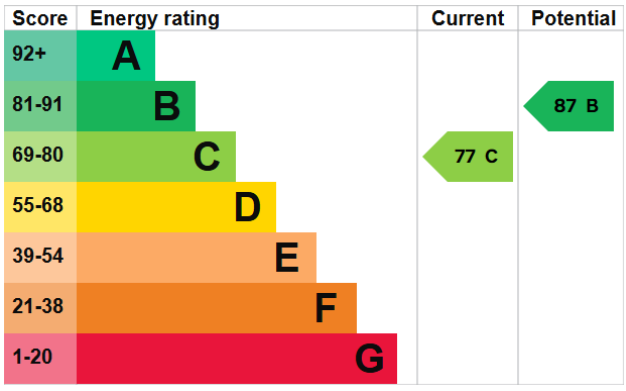


51 BOBBIN LANE, LINCOLN LN2 4ZB

TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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