



Lindum Avenue, Lincoln



**£180,000**

- Bay Fronted
- Mid-Terrace House
- Three Bedrooms
- NO ONWARD CHAIN
- Popular Location
- Gas Central Heating
- Tenure: Freehold
- EPC Rating TBC



Boasting accommodation over three floors this Bay Fronted Victorian Terraced House offers **THREE BEDROOMS** and a host of original features including stripped pine doors and cupboards and fireplace. The property further benefits from being ideally located within walking distance of the City Centre, Hospital, Shops and a host of other amenities.

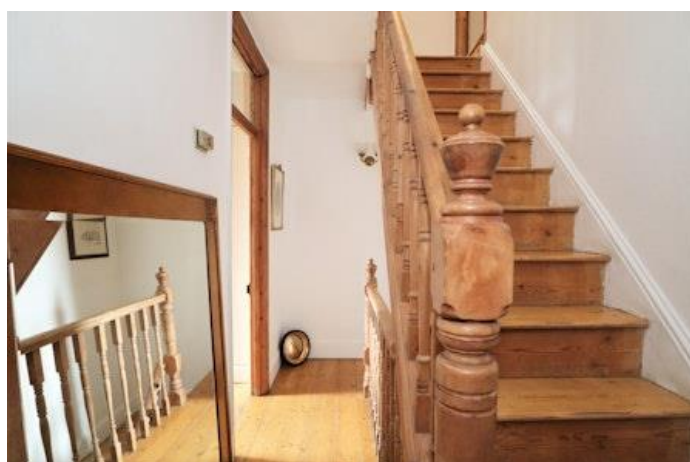
The accommodation on offer comprises Entrance Porch, Sitting Room, Hallway and Bedroom to the first floor. To the ground floor there is a Dining Room, Kitchen, Utility Room and Pantry. To the second floor there are Two further Bedrooms and Family Bathroom. Externally to the rear of the property there is an enclosed courtyard garden. The property is being sold with **NO ONWARD CHAIN**.

**Dining Room 15'6" x 11'10" (4.7m x 3.6m)**

With a window to the front aspect, decorative fireplace, pantry, storage cupboard and radiator.

**Kitchen 9'7" x 7'6" (2.9m x 2.3m)**

With a window to the side aspect and door leading to the rear garden. Fitted with a range of wall and base units with worktops over, electric oven and hob.



### Utility Room 7'7" x 3'0" (2.3m x 0.9m)

With a window to the rear aspect and plumbing for a washing machine.

### First Floor Hallway

With stairs to the ground and second floor.

### Lounge 14'0" x 13'0" (4.3m x 4m)

With a bay window to the front aspect, decorative fireplace and radiator.

### Porch

With entrance door and door to the lounge.

### Bedroom One

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

### Second Floor Landing

With stairs to the first floor.

### Bedroom Two 12'11" x 11'11" (3.9m x 3.6m)

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

### Bedroom Three 12'6" x 5'5" (3.8m x 1.7m)

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

### Bathroom 9'5" x 7'2" (2.9m x 2.2m)

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



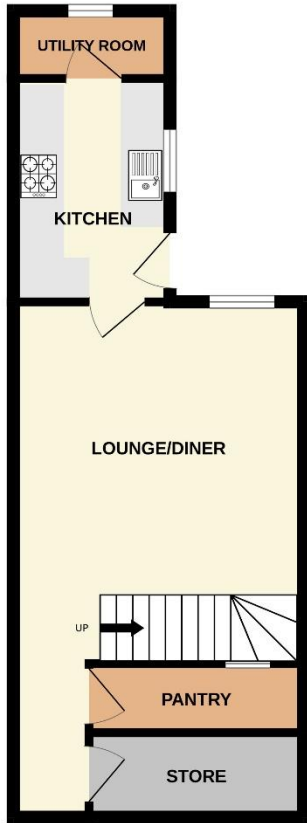
### Outside

To the front of the property is access to the entrance door and on-street parking.  
To the rear of the property is an enclosed garden, shed and gate leading to a shared passageway.

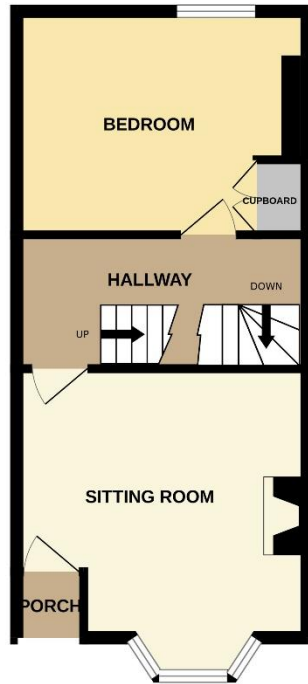
### Agents Note

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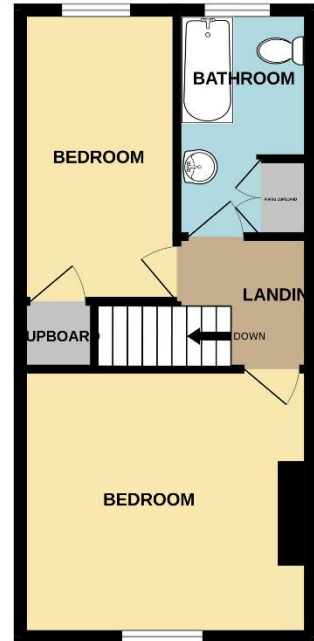
GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



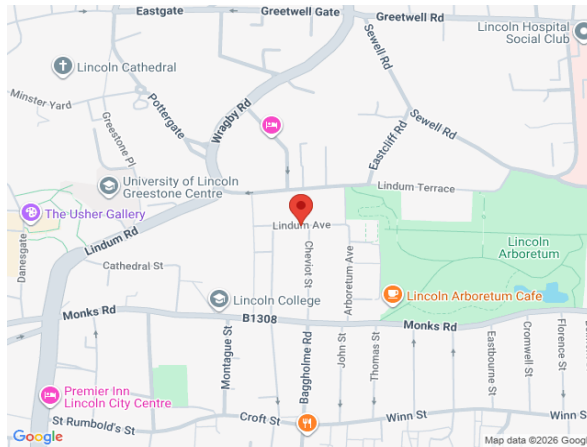
2ND FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



LINDUM AVENUE LN2 5JB

TOTAL FLOOR AREA : 1106 sq.ft. (102.7 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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