



Wilson Street, Lincoln



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**£175,000**

- Character Cottage
- One Double Bedroom & Dressing Area
- Open Plan Living Space
- Fitted Kitchen & Shower Room
- Close to Bailgate Area
- Ideal Investment Property
- Tenure: Freehold
- EPC Rating D



Within easy walking distance of the Bailgate and Uphill areas of Lincoln this character cottage is located just off Burton Road and features an open plan living space with fitted kitchen and shower room to the ground floor with a bedroom and dressing area featuring Juliette balcony and french doors. The property is currently run as a successful holiday let and is offered for sale with no chain.

### Entrance Hall

With window to the front aspect and spiral staircase to the first floor.

### Lounge/Diner 17'8" x 8'7" (5.4m x 2.6m)

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

### Kitchen 8'7" x 4'10" (2.6m x 1.5m)

With a window to the front aspect, fitted with a range of wall and base units with worktops, sink with drainer unit, electric oven and hob with extractor hood, integrated fridge and space for a washing machine.

### Shower Room

With a low level wc, vanity wash hand basin and enclosed electric shower.



### Landing

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

### Bedroom 17'9" x 8'7" (5.4m x 2.6m)

With a window to the side aspect, french doors to the juliet balcony and electric radiator.

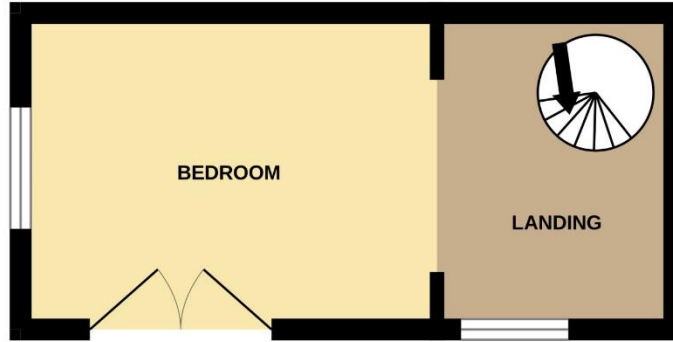
### Outside

To the front aspect is access to the entrance door and on-street parking.

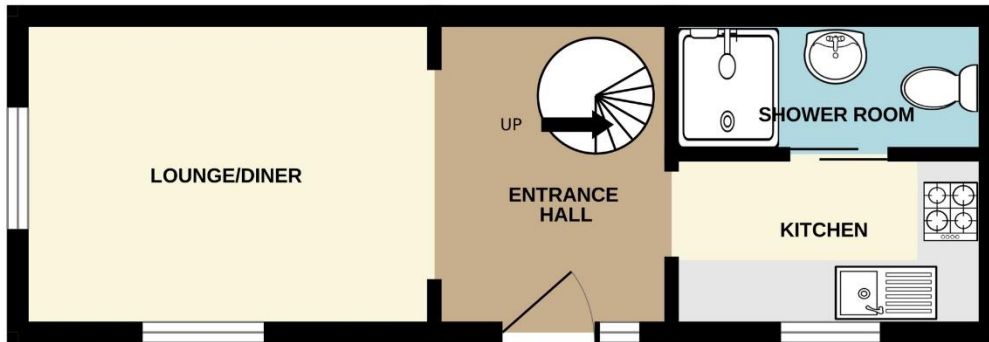
### Agents Note

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. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

**1ST FLOOR**  
152 sq.ft. (14.1 sq.m.) approx.



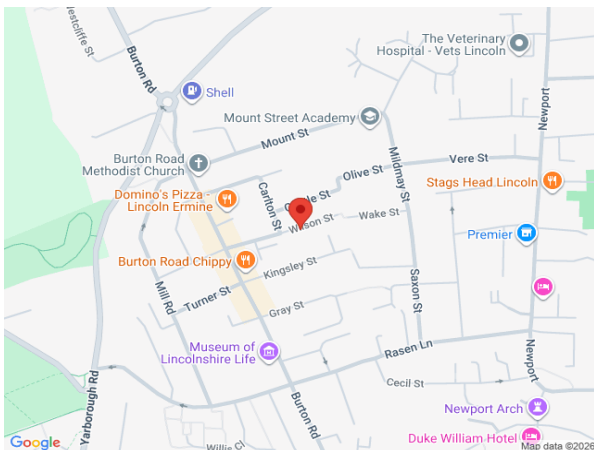
**GROUND FLOOR**  
226 sq.ft. (21.0 sq.m.) approx.



WILSON STREET, LINCOLN, LN1 3HZ

TOTAL FLOOR AREA : 377 sq.ft. (35.1 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		92 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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