



Burton Road, Lincoln



3



3



2

£199,950

- Three Bedroom Terraced House
- Bathroom, wc and Two En-Suite's
- Uphill Location
- Local Amenities
- Low Maintenance Garden
- On Street Parking
- EPC rating D



Three Bedroom Terraced Property in sought after uphill location. This property comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Downstairs Bathroom, Three Bedrooms, Two with En Suites, One with WC, Outside is a low maintenance patio garden to the rear looking out on the allotments.

Porch

With access to the entrance hall.

Entrance Hall

With access to the porch.

Living Room

11'10" x 11'3" (3.6m x 3.4m)

With a bay window to the front aspect and radiator.

Dining Room

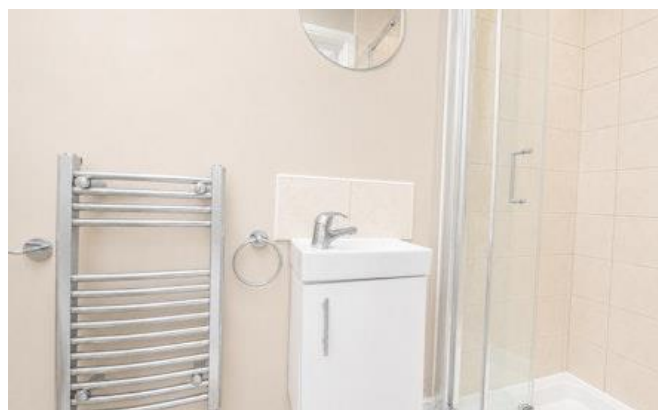
12'9" x 11'3" (3.9m x 3.4m)

With a window to the rear aspect, access to storage cupboard and radiator.

Kitchen

11'0" x 7'5" (3.4m x 2.3m)

With a window to the side aspect, a range of eye and base level units with worktops over, integrated oven and hob with extractor fan, sink with drainer unit and boiler.



Rear Lobby

With a door to the rear garden and room for fridge/freezer.

Bathroom

5'4" x 7'5" (1.6m x 2.3m)

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

Landing

With stairs leading to the ground floor.

Bedroom One

14'9" x 11'10" (4.5m x 3.6m)

With a window to the front aspect, access to en-suite and radiator.

En-Suite

With enclosed electric shower, pedestal sink and low level wc.

Bedroom Two

10'0" x 8'6" (3m x 2.6m)

With a window to the rear aspect and en-suite.

En-Suite

With shower, pedestal sink and low level wc.

Bedroom Three

14'4" x 7'5" (4.4m x 2.3m)

With a window to the rear and skylight to the side aspect, access to wc and radiator.

WC

With pedestal sink and low level wc.



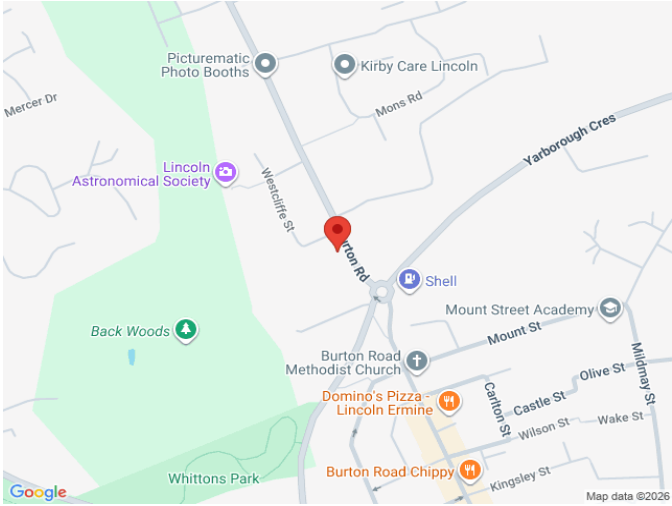
Outside

With low maintenance garden to the rear which over looks the allotments on the back.

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.

Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk