



Western Crescent, Lincoln



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**£250,000**

- Well Presented Semi-Detached House
- Three Bedrooms
- Bay Fronted
- Detached Garage & Driveway
- Sought After Location
- Modern Kitchen Diner
- Freehold
- EPC rating D



Well presented THREE BEDROOM bay front Semi-Detached House. Located in the popular area of Western Crescent. Perfectly positioned within walking distance of the local Primary and Secondary Schools, Shops and Doctors.

The property comprises Entrance Hall, Bay Fronted Lounge, Kitchen Diner, Utility WC and Conservatory to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally the property offers a block paved driveway leading to a single detached garage. To the rear of the property there is an enclosed lawned garden with two patio areas. The property further benefits from Gas Central Heating, uPVC Double Glazing and being with in the catchment area of LSST Secondary School.

### Entrance Hall

External door to front aspect and stairs to first floor.

### Lounge

3.3m x 3.74m (10'10" x 12'4")

Bay window to front aspect and radiator.

### Kitchen Diner

3.15m x 4.71m (10'4" x 15'6")

Window to side aspect, patio doors to rear aspect and fitted with a range of modern wall and base units with worktops over, one and a half sink with drainer, integrated fridge freezer and dishwasher, single electric oven, four burner gas hob with extractor over and wall mounted radiator.



### Utility/ WC

1.72m x 1.74m (5'7" x 5'8")

Window to side aspect and fitted with wash hand basin, low level WC, space and plumbing for washing machine and tumble dryer and radiator.

### Conservatory

1.72m x 2.41m (5'7" x 7'11")

Patio doors to rear aspect.

### Landing

Window to side aspect and access to roof space.

### Bedroom One

3.3m x 2.97m (10'10" x 9'8")

Window to front aspect and radiator.

### Bedroom Two

3.15m x 2.97m (10'4" x 9'8")

Window to rear aspect and radiator.

### Bedroom Three

2.33m x 1.74m (7'7" x 5'8")

Window to front aspect and radiator.

### Bathroom

2.18m x 1.74m (7'2" x 5'8")

Window to rear aspect and fitted with panel bath with shower over, wash hand basin, low level WC, extractor and heated towel rail.

### Garage

Up and over door, power and lighting.

### Outside

To the front of the property there is a block paved and gravel driveway. To the rear of the property there is an enclosed lawned garden with two patio areas.



### Agent 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

GROUND FLOOR  
500 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
327 sq. ft. (30.4 sq. m.) approx.

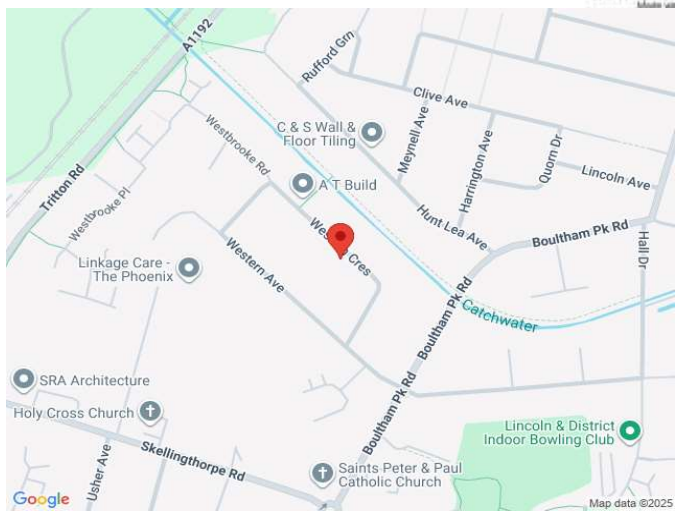


52 WESTERN CRESCENT

TOTAL FLOOR AREA : 892 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, 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 we guarantee as to their operability or efficiency can be given.

Make way later



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



# Newton Fallowell Lincoln

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