



Hawthorn Chase, Lincoln



£130,000

- Ground Floor Apartment
- Two Bedrooms
- Popular Location
- NO ONWARD CHAIN
- Garage & Visitor parking
- Lounge Diner
- Tenure: Leasehold
- EPC Rating D



Well presented two bedroom ground floor apartment situated in the highly sought after uphill area of Lincoln on Hawthorn Chase. Ideally positioned within walking distance of a range of local amenities, excellent schools, shops and regular bus services, with easy access to Lincoln's historic Cathedral Quarter and Bailgate. The property further benefits from a single garage, visitor parking, well maintained communal grounds and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Kitchen, Lounge Diner, Two Bedrooms and Shower Room. Externally the property offers a communal garden and Single Garage.

Porch 4'11" x 3'0" (1.5m x 0.9m)

With entrance door to the side aspect.

Hallway

With access to two storage cupboards.

Lounge Diner 15'5" x 11'6" (4.7m x 3.5m)

With sliding doors leading to the rear garden and radiator.



Kitchen 8'8" x 7'10" (2.6m x 2.4m)

With a window to the front aspect. Fitted with wall and base units with worktops over, oven and hob with extractor hood, sink with drainer unit, space for fridge/freezer, space and plumbing for a washing machine.

Bedroom One 11'8" x 9'6" (3.6m x 2.9m)

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

Bedroom Two 8'0" x 6'8" (2.4m x 2m)

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

Shower Room 6'7" x 5'7" (2m x 1.7m)

With an enclosed shower, low level wc, wash hand basin and wall mounted fan heater.

Outside

To the front of the property there is private storage cupboard. To the rear of the property there is a communal garden. The property also has a single garage located in a block and visitor parking.

Leasehold

The seller has instructed us:

957 YEARS remaining from starting in 1984

Ground rent – £0

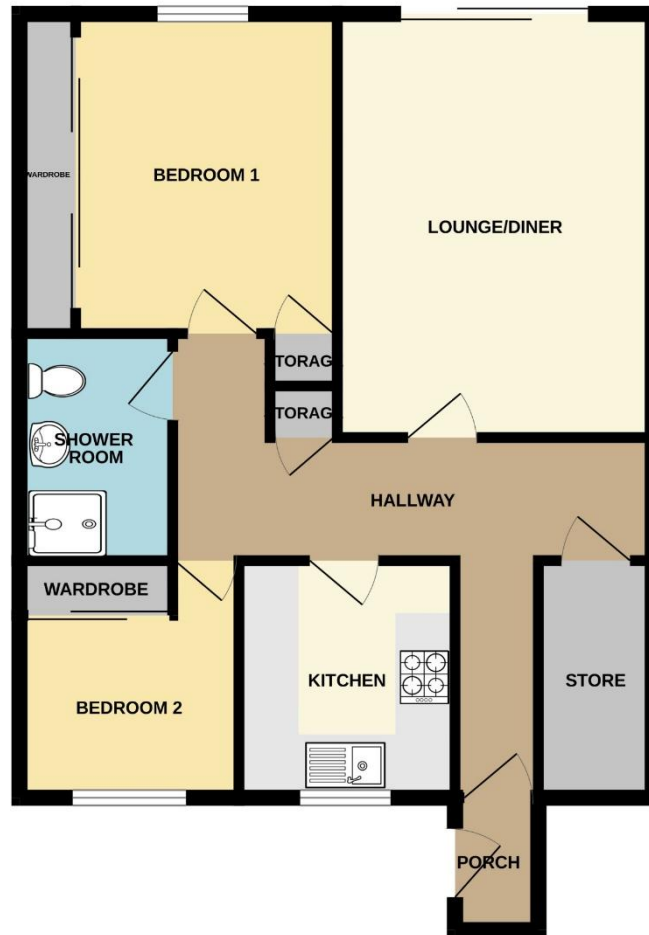
Service charge – £1190.45 pa

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.



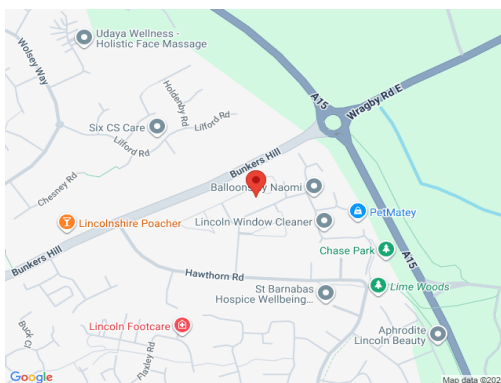
GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



HAWTHORN CHASE, LINCOLN, LN2 4RF

TOTAL FLOOR AREA : 671 sq.ft. (62.4 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		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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