



Queen Elizabeth Road,  
Lincoln



### £875 PCM

- Virtual Viewing Available
- Two Bedroom Semi Detached House
- New Flooring & Redecorated Throughout
- Two Double Bedrooms
- EPC Grade C
- Council Tax Band A
- Enclosed Rear Garden
- Available Immediately



This recently refreshed Two Bedroom Semi Detached House is available **\*\*to let\*\*** in a well-situated location a short distance from Central Lincoln, and available immediately.

The accommodation briefly comprises entrance hall, lounge/diner with french doors leading to the enclosed rear garden, kitchen, and stairs leading to the first floor with two double bedrooms and bathroom. To the outside the property benefits from ample driveway parking, front garden, and landscaped rear garden partly laid to lawn and with decking and patio area, and wooden storage shed.

The property further benefits from uPVC double glazing and gas central heating throughout, new flooring, and has been fully redecorated.

Council Tax Band A, EPC Grade C. Holding Deposit £201, Deposit £1,009.  
Available Immediately.

### Entrance Hall

Door to front aspect, stairs to first floor, window to side aspect, and radiator.



### Lounge 20'0" x 11'1" (6.1m x 3.4m)

Windows to front aspect, two radiators, wood effect flooring, and double glazed upvc french doors leading into the enclosed rear garden.

### Kitchen 12'2" x 7'4" (3.7m x 2.2m)

Window to rear aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over and part tiled walls. Electric oven and hob with stainless steel extractor over. Radiator.

### Stairs and Landing

Window to side aspect.

### Bedroom One 9'0" x 14'3" (2.7m x 4.3m)

Window to front aspect, radiator, and fitted wardrobe/storage cupboard.

### Bedroom Two 10'7" x 9'4" (3.2m x 2.8m)

Window to rear aspect, radiator, and fitted airing/storage cupboard.

### Bathroom

Two windows to rear aspect. Fitted with a low level wc, wash hand basin, and bath with mains shower over and tiled walls. Radiator.

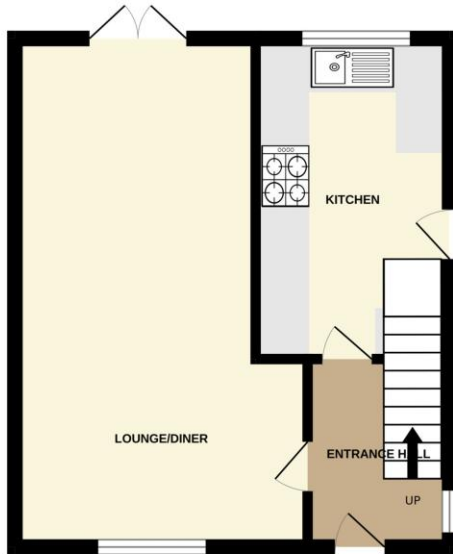
### Outside

Lawned front garden, ample driveway parking for multiple vehicles, and landscaped rear garden partly laid to lawn with decking and patio area and wooden storage shed.

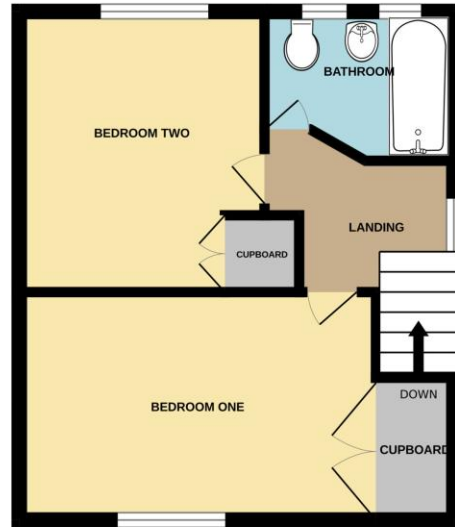
### Agents Note

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  
317 sq.ft. (29.5 sq.m.) approx.



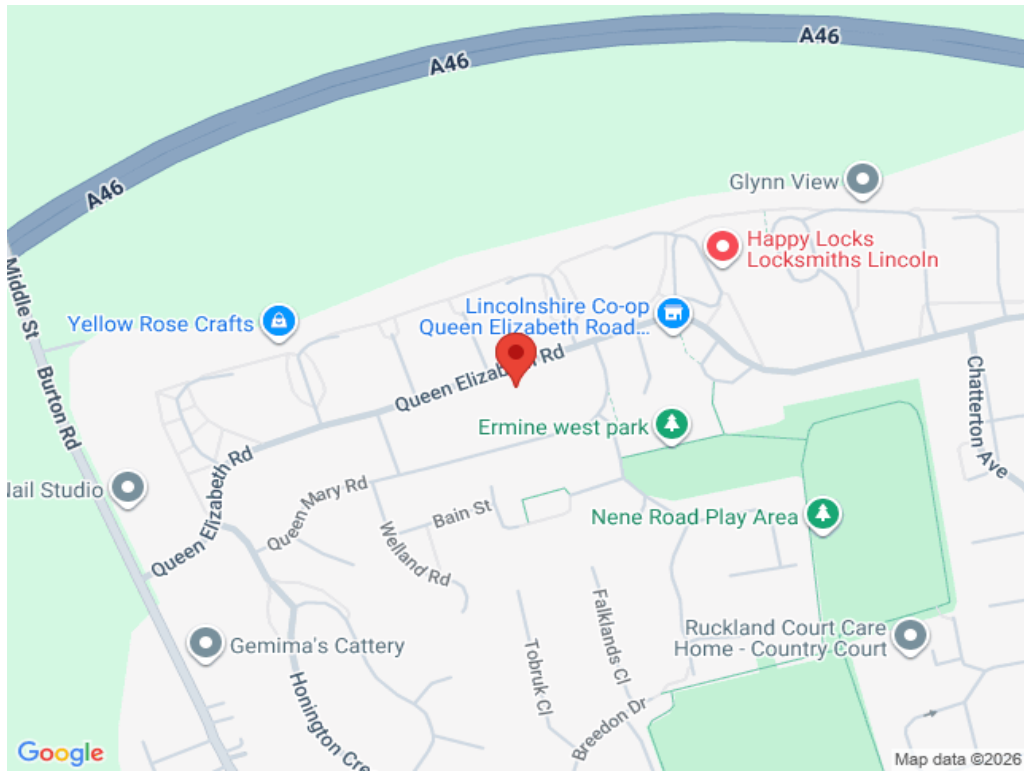
1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



QUEEN ELIZABETH ROAD LN1 3QG

TOTAL FLOOR AREA : 634 sq.ft. (58.9 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	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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