

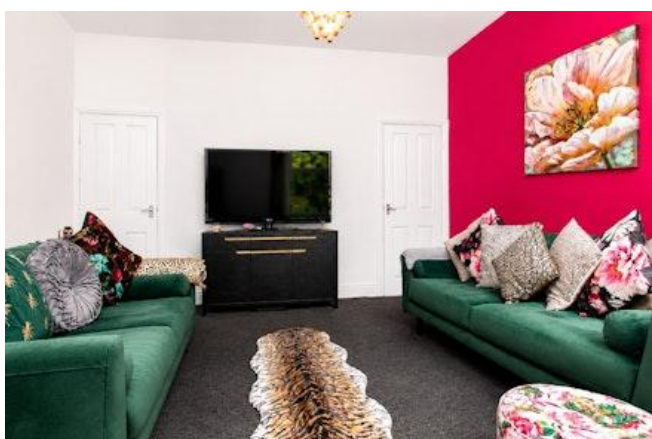


Edna Street, Lincoln



Offers over £140,000

- End Of Terrace House
- Two Bedrooms
- Two Reception Rooms
- Private Courtyard Garden
- Outbuildings
- City Centre Location
- Tenure: Freehold
- EPC Rating D



Well presented TWO BEDROOM End Of Terrace House located in the popular area of Sincil Bank. Ideally positioned within walking distance of the City Centre, Doctors, Shops and Schools.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room and Kitchen to the ground floor. To the first floor there are Two Double Bedrooms and Family Bathroom. Externally the property offers a private passage way leading to the front door and enclosed private rear courtyard garden with mature plants and outbuildings.

The property further benefits from Gas Central Heating and uPVC Double Glazing throughout.

Passageway

With access from the front aspect and door leading to the rear.

Entrance Hall

With entrance door and stairs leading to the first floor.



Lounge 12'1" x 10'11" (3.7m x 3.3m)

With a window to the front aspect and radiator.

Dining Room 12'3" x 10'9" (3.7m x 3.3m)

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

Kitchen 10'5" x 6'11" (3.2m x 2.1m)

With a window to the side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven, hob, space and plumbing for washing machine.

Landing

With stairs to the ground floor.

Bedroom One 15'5" x 12'1" (4.7m x 3.7m)

With two windows to the front aspect, storage cupboard and radiator.

Bedroom Two 12'0" x 7'2" (3.7m x 2.2m)

With a window to the rear aspect and radiator.

Bathroom 9'5" x 8'0" (2.9m x 2.4m)

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

Outside

To the front of the property is a private passage way leading to the front door.

To the rear is an enclosed private courtyard garden with mature plants and outbuildings.

Agents Note

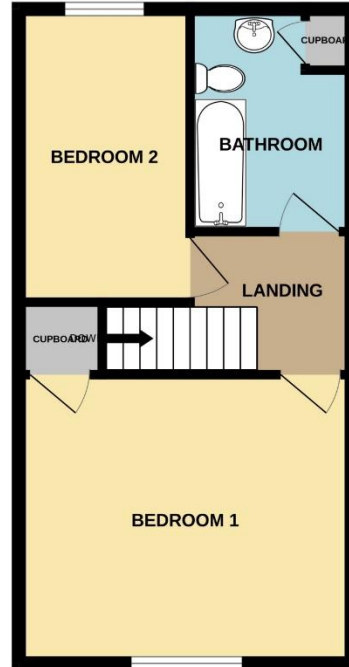
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



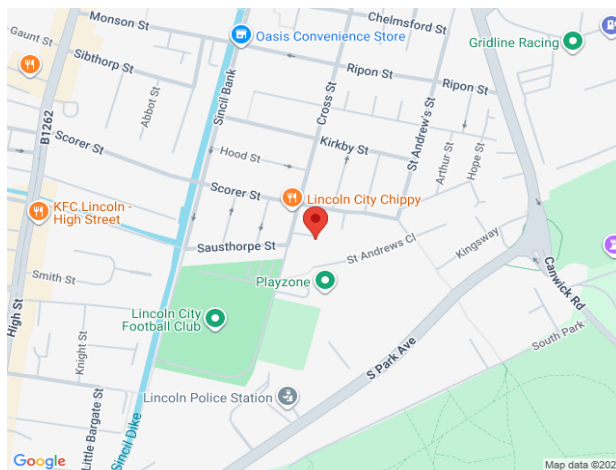
1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



EDNA STREET, LINCOLN, LN5 7XJ

TOTAL FLOOR AREA : 831 sq.ft. (77.2 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.
Made with Metropix ©2026



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk