



- Mid Terraced House - Refurbished
- City Centre Location
- 2 Double Bedrooms

- Modern Kitchen Diner
- Downstairs Bathroom with Rainfall Shower
- Available Now!

Motherby Lane, Lincoln, LN1 1EX
Monthly Rental Of £895





Starkey&Brown are pleased to offer for let this well presented townhouse located in a prime city centre location, only a short stroll away from all of the city centre amenities. Accommodation briefly comprises lounge, modern kitchen diner, rear lobby, ground floor shower room with rainfall shower, and two double bedrooms to the first floor. Outside there is a small patio area to the rear. Council Tax Band: A, EPC Rating: C, Holding Deposit: £206, Deposit: £1032.

Rear Entrance Lobby

Having uPVC rear entrance door, wood effect flooring and storage cupboard.

Bathroom

Having 3 piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin, low level wc, radiator and part tiled walls.

Living Kitchen Area

13' 0" max x 11' 9" max (3.96m x 3.58m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built in oven, hob and cooker hood, fridge, washing machine, wood effect flooring and door with stairs rising to first floor.



Bedroom 3

12' 0" max into alcove x 10' 0" (3.65m x 3.05m)

Having built in wardrobe to alcove, wood effect flooring, radiator and coved ceiling.



First Floor Landing

Bedroom 1

11' 8" max into alcove x 10' 1" (3.55m x 3.07m)

Having large built in wardrobe, wood effect flooring and radiator.

Bedroom 2

11' 11" x 10' 0" (3.63m x 3.05m)

Having wood effect flooring, radiator and coved ceiling.

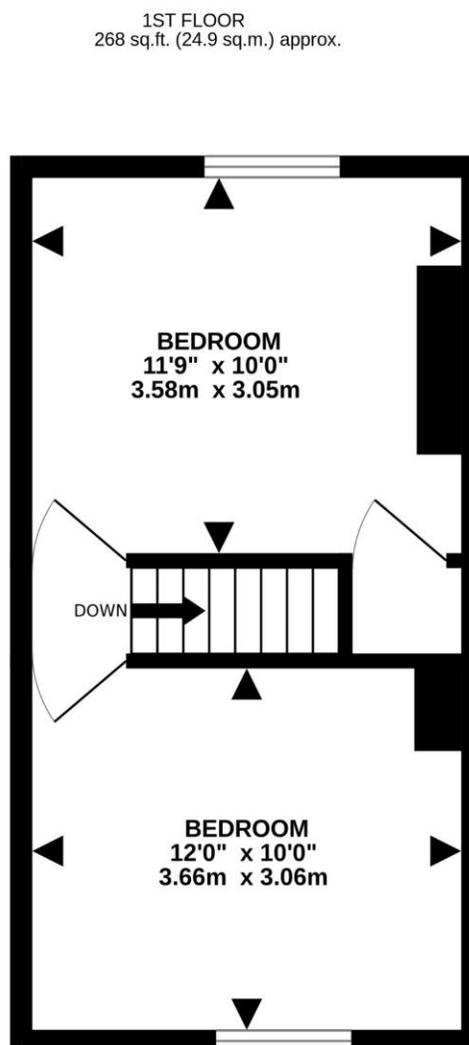
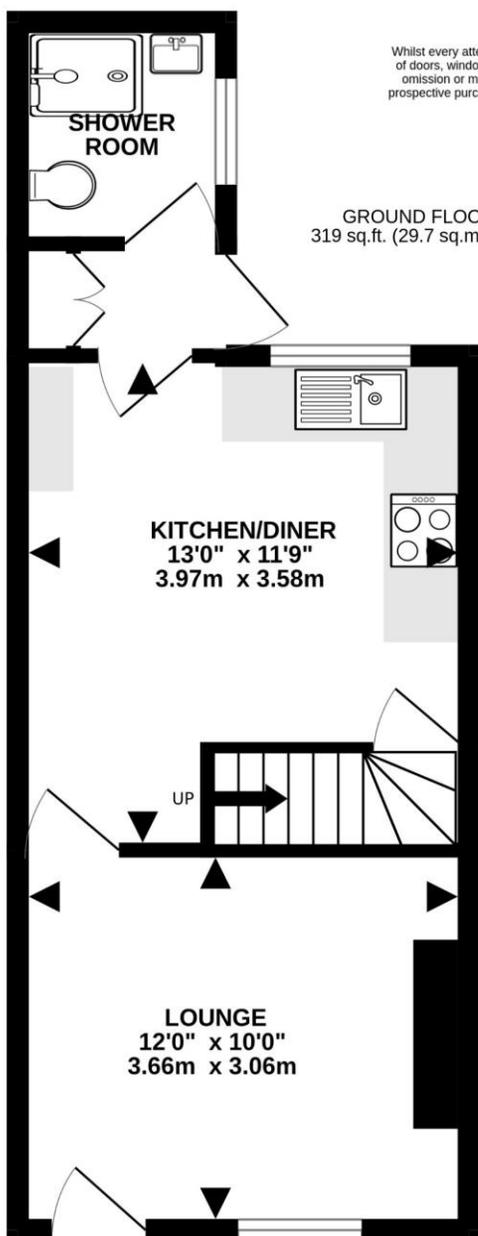


Outside

To the rear of the property there is a small courtyard area being paved.

TOTAL FLOOR AREA : 587 sq.ft. (54.6 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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