



Dunkirk Road, Lincoln



£150,000

- Three Storey Town House
- Two Bedrooms & Study/Box Room
- Uphill Location
- Allocated Parking Space
- Low Maintenance Garden
- Kitchen/Living Room
- Freehold
- EPC rating C



A modern three storey, two bedroom Townhouse situated off Burton Road in Uphill Lincoln benefiting from NO ONWARD CHAIN Accommodation consists of Open Plan Living Kitchen and Downstairs WC. To the middle floor is a Study/Box room, four piece Bathroom and a further Single Bedroom. To the second floor is the Master Bedroom. There is a patio garden to the rear of the property and an Allocated Parking Space.

Entrance Hall

With Entrance door and staircase to first floor.

Lounge/Kitchen 20'1" x 11'5" (6.1m x 3.5m)

With French doors to the rear aspect of the property, window to the front aspect of the property, with a range of fitted base and eye level units with worktop over, built in appliances and a one and half sink with drainer and two radiators.

Downstairs WC

With low level WC, pedestal basin and a radiator.



Study 4'5" x 6'0" (1.3m x 1.8m)

With window to the rear aspect of the property and a radiator.

Bedroom Two 10'8" x 5'0" (3.3m x 1.5m)

With window to the front aspect of the property and a radiator.

Bathroom 9'0" x 5'0" (2.7m x 1.5m)

With window to the rear aspect of the property, low level WC, pedestal basin, bath, separate shower and a radiator.

Bedroom One 11'4" x 11'5" (3.5m x 3.5m)

With two skylights to both front and rear aspects of the property, eaves storage and a radiator.

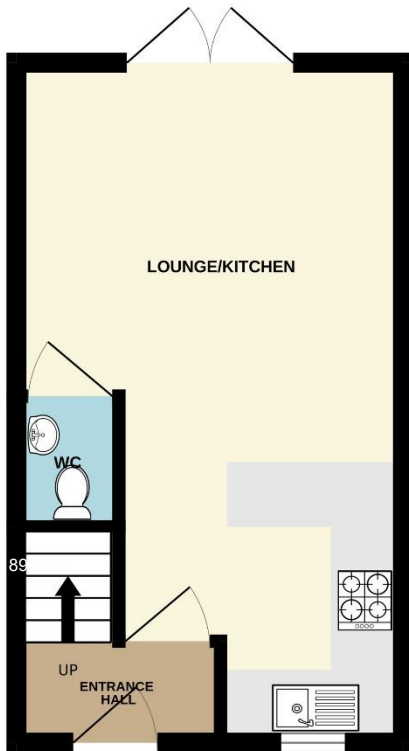
Outside

With patio area to the rear with gated access.

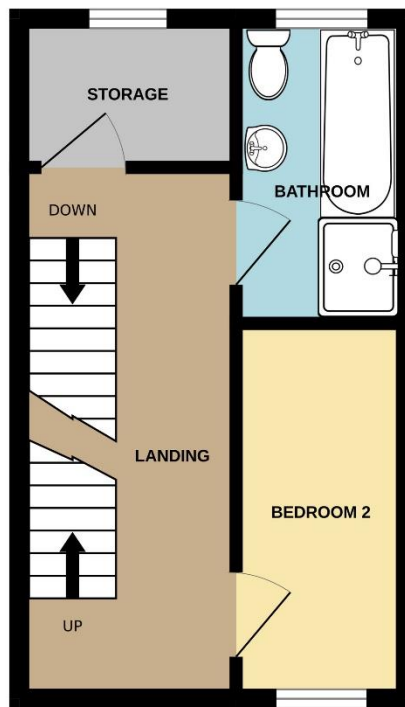
Agents Note

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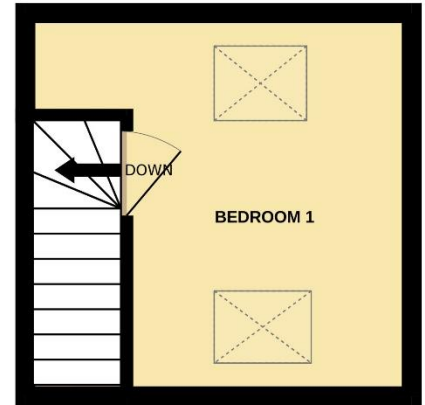
GROUND FLOOR



1ST FLOOR



2ND FLOOR



26 DUNKIRK ROAD, LINCOLN, LN1 3US

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		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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