



## Warren Court, Lincoln



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**£102,000**

- Maisonette
- Popular Location
- One Double Bedroom
- Shower Room
- Allocated Parking Space
- Close To Local Amenities
- Leasehold
- EPC rating C



Maisonette Apartment set over two floors situated in the popular Carlton Centre Development with excellent amenities nearby. The property has been beautifully decorated throughout by the current owner. The accommodation to the ground floor comprises Entrance Hall, Bedroom & Shower Room with Open Plan Living Kitchen found upstairs with Juliette Balcony.

### Entrance Hall

Composite door to side aspect and stairs to first floor.

### Bedroom 7'11" x 10'11" (2.4m x 3.3m)

With two windows to front aspect, understairs storage and radiator.

### Shower Room 6'0" x 7'4" (1.8m x 2.2m)

With a low level wc, wash hand basin with vanity unit, shower cubicle, radiator and extractor fan. Built in utility cupboard with space and plumbing for washer dryer.

### Open Plan Living Kitchen 13'11" x 13'11" (4.2m x 4.2m)

With window and Juliette Balcony to front aspect. Fitted with a range of wall and base units with work surface over, breakfast bar feature and drainer sink unit, fitted oven with two plate hob and extractor hood and radiator.

### Outside

There is an allocated off road parking space.

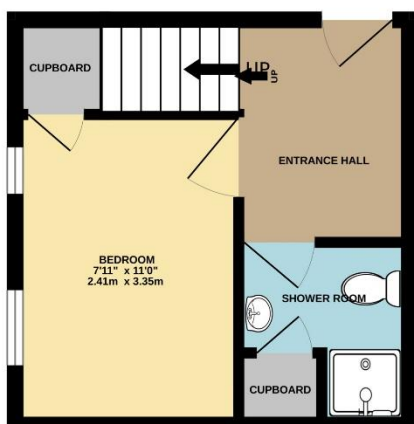
### Agent Note

This is a leasehold property.

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**GROUND FLOOR**  
200 sq.ft. (18.6 sq.m.) approx.



**1ST FLOOR**  
196 sq.ft. (18.2 sq.m.) approx.



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TOTAL FLOOR AREA : 396 sq.ft. (36.8 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             |         | 91 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk