NEWTON FALLOWELL



Hood Street, Lincoln

2 2 2

£129,000

- End Of Terrace House
- *GARAGE INCLUDED*
- NO ONWARD CHAIN
- Two Reception Rooms
- Ensuite to Master Bedroom
- Excellent opportunity for first-time buyers or investors
- Secure paved rear garden
- Council Tax Band: A, EPC: D







INCLUDES A GARAGE

Well-presented two-bedroom end-terrace house ideally situated in Central Lincoln, within easy reach of a wide range of local amenities and city centre facilities.

The accommodation briefly comprises an entrance lounge, separate dining room, fitted kitchen, useful utility room and downstairs shower room/wet room. To the first floor, there are two well-proportioned double bedrooms, with the master bedroom benefiting from an ensuite bathroom. Externally, the property offers an enclosed rear yard together with a single garage. Further benefits include uPVC double glazing, gas central heating throughout and being sold with NO ONWARD CHAIN.









Entrance Hall
With an entrance door to the front aspect leading into an entrance hallway with stairs to the first floor landing.

Lounge 11'5" x 11'3" (3.5m x 3.4m)
With a window to the front aspect and radiator.

Dining Room 11'8" x 11'5" (3.6m x 3.5m)
With window to the side aspect, radiator and under stairs storage.

Kitchen 7'4" x 6'0" (2.2m x 1.8m)
With a window to the side aspect. Fitted with a range of base and eye level units with worktops over, sink unit, cooker point and part glazed upvc door to the side aspect.

Utility Room 6'0" x 5'10" (1.8m x 1.8m)
With a window to the side aspect. Fitted with a range of base and eye level units with plumbing for washing machine.

Shower Room
With a walk in shower area, wash basin and low level wc.

Landing
With stairs to the ground floor.

Bedroom One 11'7" x 11'5" (3.5m x 3.5m)
With a window to the rear aspect and radiator.

Ensuite 10'0" x 6'2" (3m x 1.9m)
With a window to the rear aspect, corner bath with shower, wash basin and low level wc.

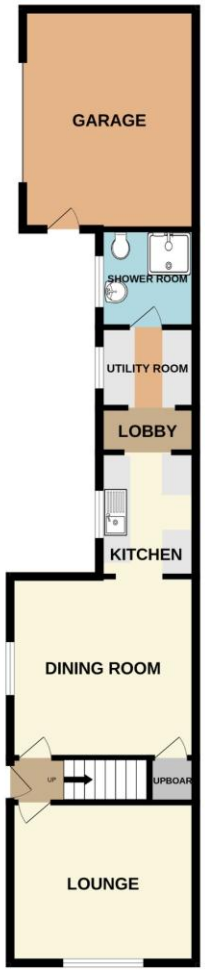
Bedroom Two 11'5" x 11'3" (3.5m x 3.4m)
With a window to the front aspect and radiator.

Outside
To the rear of the property is an enclosed patio area.

Garage
With up and over door, personal door leading to rear yard.

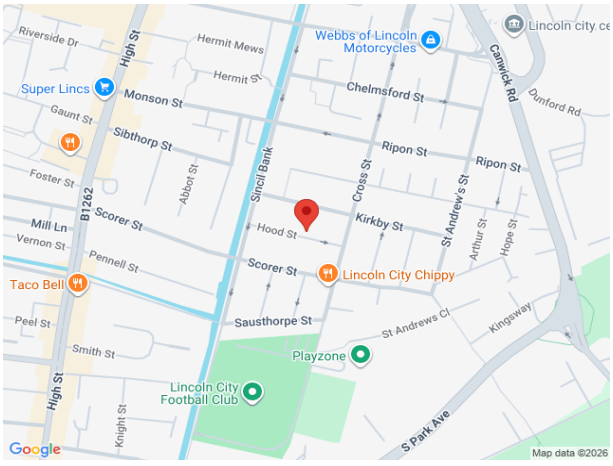
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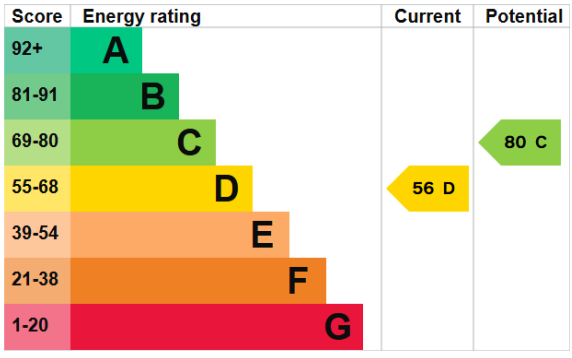
GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.







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