NEWTON FALLOWELL



Finch Close, Lincoln

3 1 1

£175,000

- Mid-Terrace House
- Ample Parking
- Sought After Location
- Three Bedrooms
- Enclosed Rear Garden
- GCH & uPVC Double Glazing
- Freehold
- EPC Rating D







Well presented three bedroom mid-terrace house located in the popular residential area of Doddington Park. Perfectly positioned within walking distance of a wide range of amenities in nearby Birchwood, including the shopping centre, Co-op supermarket, pharmacy and health services, leisure centre, schools, takeaways and other local shops and services. The area also offers convenient access to public transport links, Birchwood Nature Park and the A46 bypass.

The accommodation on offer comprises Entrance Hall, Lounge Diner, Kitchen and Utility Room to the ground floor. To the first floor there are Three Bedrooms and Shower room.

Entrance Hall

With entrance door to the front aspect, stairs rising to the first floor and doors leading to the lounge/diner and utility room.

Lounge/Diner

17'7" x 10'6" (5.4m x 3.2m)

With windows to the front aspect, storage cupboard and double doors leading to the conservatory.

Kitchen

12'11" x 7'3" (3.9m x 2.2m)

With a window to the rear aspect. Fitted with a range of eye and base level units with worktops over, sink with drainer unit, integrated oven and hob with extractor over.









Utility Room
7'4" x 4'11" (2.2m x 1.5m)
With a window to the rear aspect and door providing access to the outside. space and plumbing for appliances.

Conservatory
10'8" x 8'6" (3.3m x 2.6m)
With windows overlooking the rear garden and double doors providing access to the garden.

Landing
With access to all three bedrooms, shower room and storage cupboard.

Bedroom One
10'1" x 9'3" (3.1m x 2.8m)
With a window to the front aspect and radiator.

Bedroom Two
12'0" x 11'10" (3.7m x 3.6m)
With a window to the rear aspect and radiator.

Bedroom Three
8'6" x 7'5" (2.6m x 2.3m)
With a window to the front aspect of the property, storage cupboard and radiator.

Shower Room
7'5" x 5'8" (2.3m x 1.7m)
With a window to the rear aspect, enclosed shower, wash hand basin and WC.

Outside
To the front of the property there is a private driveway with room for up to three cars. To the rear of the property there is an enclosed lawned garden with patio.







Agents Note

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Floorplan

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.

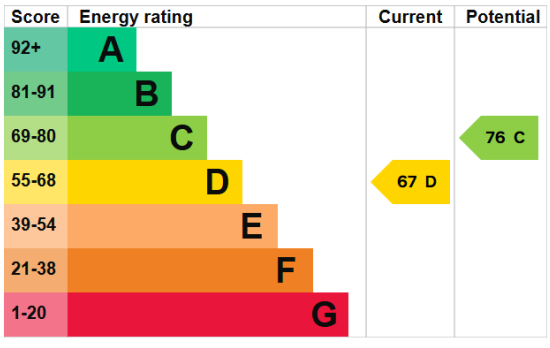


FINCH CLOSE, LINCOLN, LN6 0JX

TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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