NEWTON FALLOWELL



All Saints Road, Lincoln

3 1 1

£215,000

- Semi-Detached Townhouse
- Sought After Location
- NO ONWARD CHAIN
- Driveway and Gardens
- GCH & UPVC Double Glazing
- Three Bedrooms
- Freehold
- EPC Rating B







A well presented three bedroom townhouse situated in the highly sought-after Uphill area of Lincoln, benefiting from the remainder of its NHBC warranty and offered for sale with no onward chain.

Ideally positioned to enjoy a wealth of local amenities, including supermarkets, local schools, independent shops, cafes, restaurants and public houses, as well as Lincoln's historic Bailgate, Cathedral Quarter and Castle. This modern home presents an excellent opportunity for first-time buyers, families and investors alike.

The accommodation on offer comprises Entrance Hall, Open Plan Kitchen Living Area and WC to the ground floor. To the first floor there are Two Bedroom and Bathroom. To the second floor is the main Bedroom. Externally the property offers a block paved driveway with space for up to three cars. To the rear is an enclosed lawned garden and patio. The property further benefits from Gas Central Heating and uPVC Double Glazing.









Entrance Hall
With the entrance door to the front aspect and stairs rising to the first floor.

Open Plan Lounge/Kitchen
22'0" x 12'0" (6.7m x 3.7m)
With a window to the front aspect and french doors to the rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, built-in oven, hob and radiator.

Cloakroom
Fitted with a low level wc, wash hand basin and radiator.

First Floor Landing
With stairs to the ground floor and stairs rising to the second floor.

Bedroom Two
7'9" x 5'6" (2.4m x 1.7m)
With windows to the front aspect and a radiator.

Bedroom Three
12'0" x 7'7" (3.7m x 2.3m)
With a window to the rear aspect and a radiator.

Bathroom
With a window to the side aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

Second Floor Landing
With stairs to the first floor and access to storage.

Bedroom One
19'9" x 8'7" (6m x 2.6m)
Located on the second floor, with two Velux windows and a radiator.

Outside
There are gardens to the front and rear along with a block paved driveway to the side aspect.

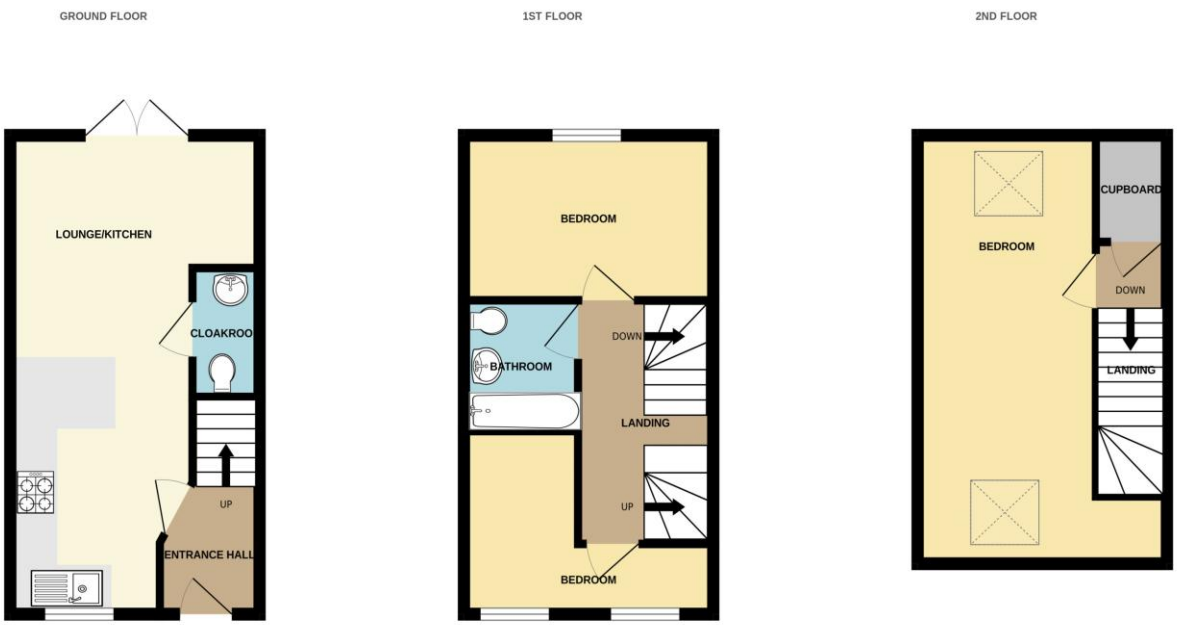




Agents Note

Please note the seller advises they pay approx. £100 PA service charge once the site is completed. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan



ALL SAINTS ROAD, LINCOLN, LN2 4ZJ

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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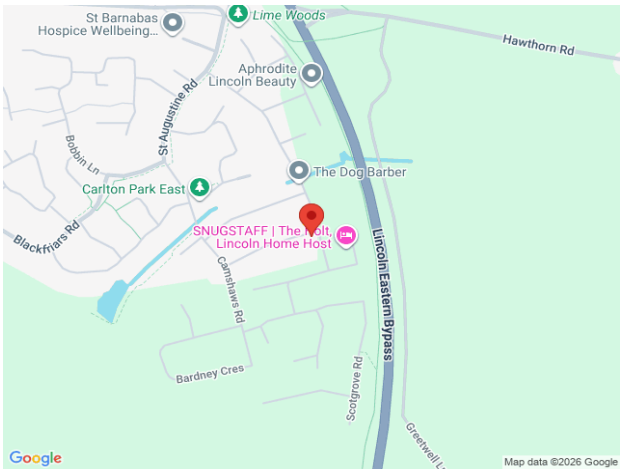



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