



Eastholm, Lincoln



**£260,000**

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Landscaped Garden
- Private Driveway
- Modern Throughout
- Tenure: Freehold
- EPC Rating C



Well Presented THREE BEDROOM Semi-Detached House located in a sought after uphill location, within walking distance of the local schools, shops and doctors. The property has been modernised by the current owner and further benefits from Gas Central Heating and uPVC Double Glazing.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Breakfast Kitchen and Utility WC to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally the property offers off street parking for Three cars to the front. To the rear of the property there is an enclosed landscaped garden with two decorative patios and lawned area.

### Entrance hall

With the entrance door and stairs leading to the first floor.

### Living Room 14'9" x 11'6" (4.5m x 3.5m)

With a window to the front aspect, opening to the reception/play room and radiator.

### Reception/Play Room 7'1" x 11'1" (2.2m x 3.4m)

With a window to the front aspect and radiator.



### **Kitchen/Diner 9'10" x 15'1" (3m x 4.6m)**

With a window to the rear aspect, door leading to the rear garden, storage cupboard. Fitted with a range of wall and base units with worktops over, Integrated fridge freezer and dishwasher sink with drainer unit, integrated oven and hob with extractor hood, and breakfast bar.

### **Utility Room**

With a window to the rear aspect, base units, low level wc, wash hand basin, room for washing machine and tumble dryer and a radiator.

### **Landing**

With access to the airing cupboard and stairs to the ground floor.

### **Bedroom One 8'6" x 15'1" (2.6m x 4.6m)**

With a window to the front aspect and radiator.

### **Bedroom Two 8'10" x 8'3" (2.7m x 2.5m)**

With a window to the rear aspect and radiator.

### **Bedroom Three 7'3" x 7'10" (2.2m x 2.4m)**

With a window to the rear aspect and radiator.

### **Bathroom**

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

### **Outside**

To the front of the property there is parking for up to three cars. To the rear of the property is an enclosed landscape garden with two decorative patios, lawned garden and shed.

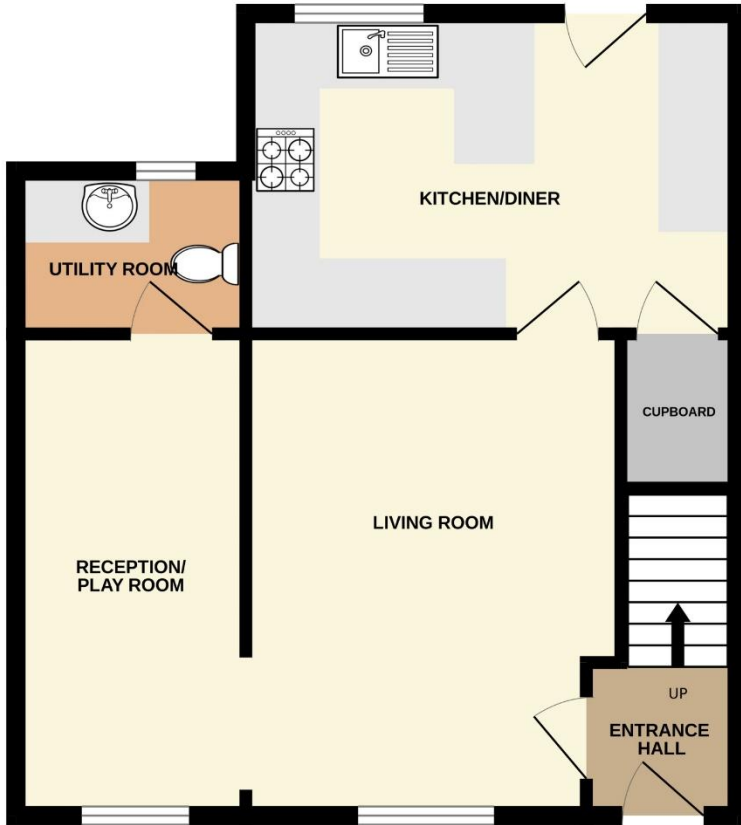
### **Agents Note**

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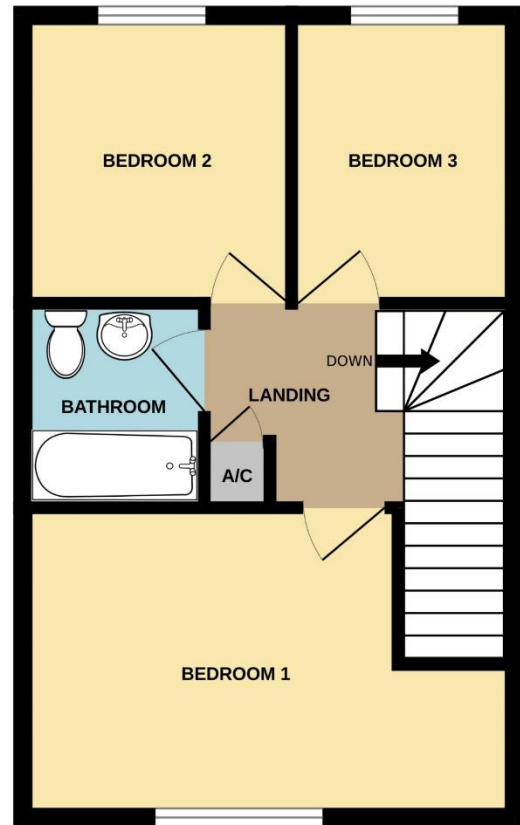




**GROUND FLOOR**  
510 sq.ft. (47.3 sq.m.) approx.



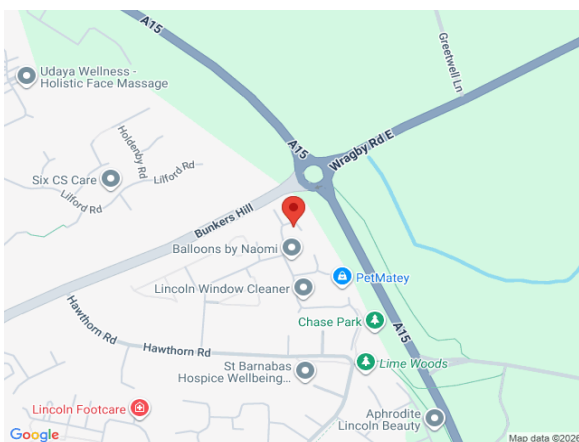
**1ST FLOOR**  
370 sq.ft. (34.4 sq.m.) approx.



EASTHOLM, LINCOLN, LN2 4RU

TOTAL FLOOR AREA : 880 sq.ft. (81.7 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	Poten
92+	A		
81-91	B		88
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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