



Shawbury Close, Lincoln



£850 PCM

- **** VIRTUAL VIEWING AVAILABLE ****
- Two Bedrooms & Wet Room
- Modern Kitchen & Lounge Diner
- Gardens & Garage in a block
- Deposit: £980
- Conservatory
- Holding Deposit: £196
- EPC rating C



**** Video Tour Available **** TWO BEDROOM Mid-Terrace House located in a cul de sac in the popular area of Doddington Park which boasts a variety of amenities including a primary school, shops and doctors.

The accommodation on offer comprises Entrance Porch, Hall, Modern Kitchen, Lounge Diner and Conservatory to the ground floor. To the first floor there are Two Bedrooms and Wet room. Outside there are gardens to the front and rear and there is a single garage in a block.

Porch

With a upvc entrance door to the front aspect and a further door leads into the entrance hall.

Entrance Hall

With stairs to the first-floor landing.

Kitchen

7'7" x 7'4" (2.3m x 2.2m)

With window to the front aspect, tiled flooring, base and eye level units with worktops having tiled splashback and stainless-steel sink inset, built in electric oven, gas hob with extractor, plumbing for washing machine and undercounter appliance space.

Lounge

14'8" x 13'0" (4.5m x 4m)

With sliding doors through to the conservatory, radiator, tv point and wall light points.



Conservatory

12'5" x 7'0" (3.8m x 2.1m)

With windows and upvc doors to the garden and tiled floor.

Landing

With stairs to the ground floor.

Bedroom One

12'10" x 10'0" (3.9m x 3m)

With window to rear aspect, radiator and walk in storage cupboard.

Bedroom Two

9'8" x 6'7" (2.9m x 2m)

With window to the rear aspect and radiator.

Shower Room

With window to front aspect, wet room shower, pedestal wash basin and low level wc.

Outside

To the front of the property the garden is open plan and laid to lawn, to the rear there is an enclosed garden laid to lawn with fencing. Adjacent to the property is a single garage.

Agents Note

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Floorplan



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 errors, omissions 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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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