



Castle Street, Lincoln



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**£200,000**

- Detached House
- Two Bedrooms
- Family Bathroom & Downstairs WC
- Driveway For Two Cars
- Uphill Position
- Kitchen Diner
- Freehold
- EPC rating B



A rare opportunity to acquire this MODERN TWO BEDROOM Detached house. Ideally situated on the highly sought after Uphill area of Lincoln. Benefitting from approximately seven years remaining on its NHBC warranty, this beautifully presented property is perfect for first-time buyers, professionals or those looking to downsize.

The property enjoys an great position within easy walking distance of Lincoln Cathedral, Lincoln Castle, the historic Bailgate and Cathedral Quarter, Steep Hill, an excellent selection of independent cafes, restaurants, boutique shops, highly regarded schools and regular public transport links into the City Centre.

The Accommodation on offer comprises an open plan Kitchen Dining Living area and WC the the ground floor. To the first floor there are Two Double Bedrooms and Family Bathroom. Externally, to the front of the property there is a private driveway with space for two cars. To the rear of the property there is an enclosed walled garden.

The property further benefits from Gas Central Heating & uPVC Double Glazing throughout.





## Open Plan Living Kitchen Diner

17'11" x 12'7" (5.5m x 3.8m)

With two windows and entrance door to the front aspect, window to the rear aspect and sliding doors leading to the rear garden.

## Kitchen Area

Fitted with a range of wall and base units with worktops over, sink with drainer unit, electric hob with extractor hood, oven, space and plumbing for washing machine and radiator.

## Downstairs WC

6'0" x 3'0" (1.8m x 0.9m)

With a low level wc, wash hand basin and radiator.

## Landing

With stairs to the first floor.

## Bedroom One

12'7" x 9'0" (3.8m x 2.7m)

With two windows to the front aspect, storage cupboard and radiator.

## Bedroom Two

8'11" x 7'2" (2.7m x 2.2m)

With a window to the side aspect, skylight window to the rear aspect and radiator.

## Shower Room

6'0" x 5'5" (1.8m x 1.7m)

With a skylight window to the rear aspect, enclosed shower, low level WC, wash hand basin and radiator.

## Outside

To the front of the property there is a private driveway with space for two cars. To the rear of the property there is an enclosed garden.



### Agents Note

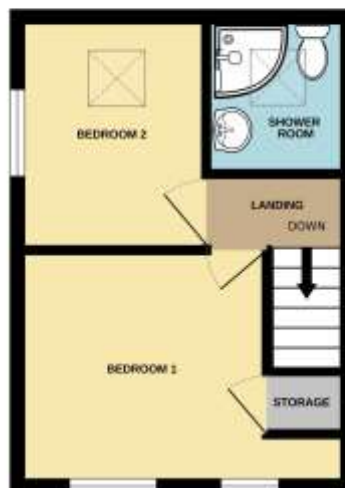
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# Floorplan

GROUND FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



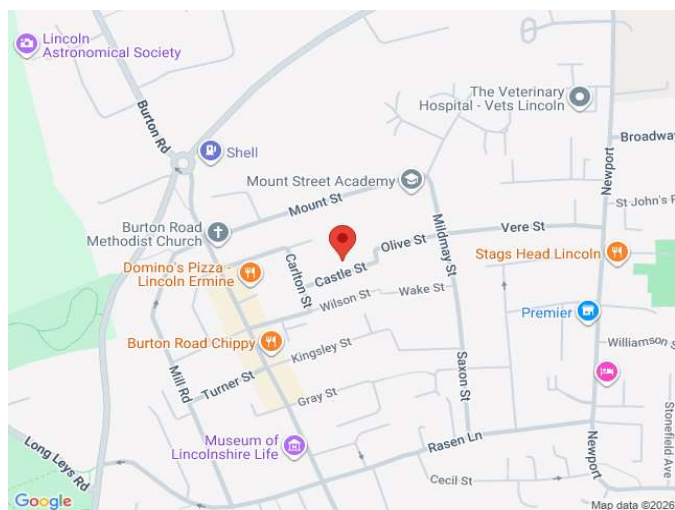
1ST FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



CASTLE STREET, LINCOLN, LN1 3HG

TOTAL FLOOR AREA: 451 sq.ft. (41.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, walls, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
(Based on drawings 0/000)



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