



Cranwell Street, Lincoln



### Offers over £150,000

- Three Storey Terraced House
- Three Double Bedrooms
- On Street Parking
- Low Maintenance Garden
- City Centre Location
- Local Amenities
- Tenure: Freehold
- EPC Rating D



A three bedroom, three storey mid terrace home situated on Cranwell Street in Lincoln. The property offers spacious accommodation across three floors and is ideal for families, professionals, or investors. Consisting of Lounge, Dining Room, Kitchen, Downstairs Bathroom. To the first floor there are two Double Bedrooms and to the the top floor is a third Double Bedroom. Outside is a courtyard garden with on street parking to the front.

**Lounge** 11'10" x 11'1" (3.6m x 3.4m)

With entrance door, bay window to the front aspect of the property and a radiator.

**Dining Room** 11'10" x 11'1" (3.6m x 3.4m)

With window to the rear aspect of the property and a radiator.

**Kitchen** 8'3" x 6'5" (2.5m x 2m)

With window to the side aspect of the property, a range of base and eye level units with worktop, built in oven, hob, extractor fan and space for further appliances.

**Lobby**

With door to the rear garden.



### Bathroom

With window to the rear aspect of the property, shower over bath, low level wc, pedestal sink and a radiator.

### Bedroom One 11'10" x 11'1" (3.6m x 3.4m)

With window to the front aspect of the property and a radiator.

### Bedroom Two 11'10" x 8'9" (3.6m x 2.7m)

With window to the rear aspect of the property and a radiator.

### Bedroom Three 11'10" x 15'9" (3.6m x 4.8m)

Located on the top floor, with window to the front aspect and a radiator.

### Outside

Courtyard garden with outside storage room.

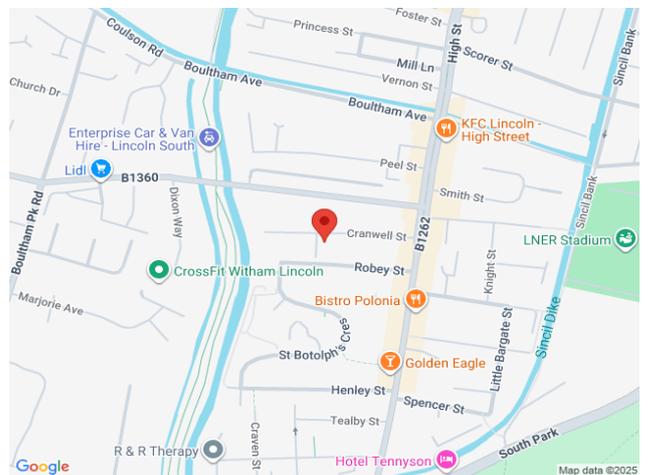
### Agents Note

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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