



Larchwood Crescent, Lincoln



£150,000

- Mid-Terrace House
- Three Bedrooms
- In Need Of Modernisation
- NO ONWARD CHAIN
- Off Road Parking
- Two Reception Rooms
- Freehold
- EPC rating TBC



THREE BEDROOM Mid-Terrace House located in the popular area of Birchwood. Perfectly positioned within walking distance of the local schools, doctors and shops. The property is in need of modernization throughout.

The accommodation on offer comprises Entrance Hall, Lounge, Breakfast kitchen and Dining Room to the ground floor. To the first floor there are Three Bedrooms, Bathroom and WC. Externally the property offers off road parking to the front and to the rear there is an enclosed patio garden.

The property also benefits from being sold with NO ONWARD CHAIN.

Entrance Hall

With entrance door and stairs to the first floor.

Lounge 20'8" x 11'0" (6.3m x 3.4m)

With a window to the front aspect, door leading to the the rear garden and radiator.



Kitchen 12'8" x 10'7" (3.9m x 3.2m)

With a window to the rear aspect, door leading to the rear garden. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and four ring hob with extractor hood.

Dining Room 6'2" x 8'7" (1.9m x 2.6m)

With a window to the front aspect and radiator.

Landing

With access to two storage cupboards and stairs to the ground floor.

Bedroom One 14'4" x 9'11" (4.4m x 3m)

With a window to the front aspect, fitted wardrobes and radiator.

Bedroom Two 11'1" x 9'11" (3.4m x 3m)

With a window to the rear aspect, storage cupboard and radiator.

Bedroom Three 9'8" x 9'11" (2.9m x 3m)

With a window to the front aspect and radiator.

Bathroom 5'9" x 9'4" (1.8m x 2.8m)

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

Outside

To the front of the property there is a concrete pathway. To the rear of the property there is a enclosed garden with patio area.

Agents Note

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GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



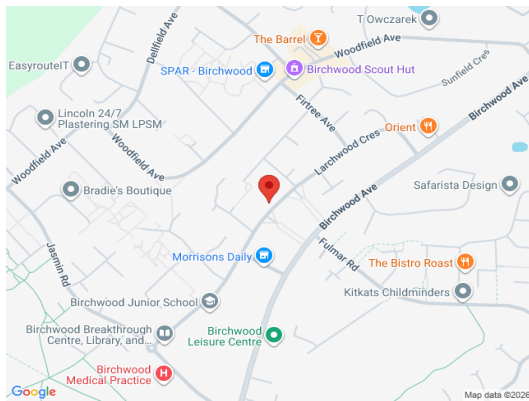
1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



LARCHWOOD CRESCENT, LINCOLN, LN6 0NF

TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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