



Appleby Way, Lincoln



£235,000

- Mid-Terrace Town House
- Three Bedrooms
- Lounge & Kitchen Diner
- Family Bathroom & En Suite
- Enclosed Garden & Single Garage
- No Onward Chain
- Freehold
- EPC rating C



THREE BEDROOM Townhouse located in the sought after area of Doddington Park. Perfectly positioned within walking distance of the local shops, schools and doctors.

The accommodation on offer comprises Entrance Hall, Kitchen Diner, Lounge and WC to the ground floor. To the first floor there are Two Bedrooms and family bathroom and to the second floor there is the Main Bedroom and En-suite. Externally to the front of the property there is a path leading to the front door and small gravelled area. To the rear of the property there is an enclosed lawned garden with patio area and single detached garage.

The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

Entrance Hall

With stairs to the first floor and access to the wc.

WC

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



Kitchen 13'7" x 11'4" (4.1m x 3.5m)

With a window to the front aspect, fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor over, integrated dishwasher, washing machine and fridge/freezer.

Lounge/Diner 11'1" x 14'5" (3.4m x 4.4m)

With french doors leading to the rear garden, storage cupboard and radiator.

Landing

With stairs to the ground and second floor.

Bedroom Two 9'11" x 12'5" (3m x 3.8m)

With a window to the rear aspect, fitted wardrobe and radiator.

Bedroom Three 10'0" x 8'0" (3m x 2.4m)

With a window to the front aspect and radiator.

Bathroom 5'5" x 8'0" (1.7m x 2.4m)

With a low level wc, wash hand basin, panelled bath with shower over and radiator.

Bedroom One 16'11" x 14'6" (5.2m x 4.4m)

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

En-Suite 6'5" x 7'10" (2m x 2.4m)

Skylight window to rear aspect and fitted with a low level wc, wash hand basin, enclosed shower, access to eaves storage and radiator.

Outside

To the front of the property is on-street parking and entrance door.

To the rear of the property is a fenced garden with lawn, patio, outdoor tap, power socket and pedestrian access to the rear.

Garage

Single detached garage with power and lighting.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





APPLEBY WAY, LINCOLN, LN6 0BU

TOTAL FLOOR AREA : 971 sq.ft. (90.2 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 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 capability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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