



Horton Street, Lincoln



£125,000

- Terraced House
- Bay Fronted
- No Onward Chain
- Popular Location
- Two Bedroom
- Gas Central Heating
- Freehold
- EPC rating D



Two bedroom, terraced house located close to Lincolns City centre and with in walking distance of local schools and amenities. The property also benefits from being sold with no onward chain. The property offers entrance hall, lounge, dining room, kitchen, two bedrooms and upstairs bathroom. Outside the property there is a graveled courtyard with access to two outbuildings.

Entrance Hall

External door to front elevation and stair to first floor.

Lounge

3.48m x 3.86m (11'5" x 12'8")

Bay window to front elevation and radiator.

Dining Room

3.51m x 3.89m (11'6" x 12'10")

Window to rear elevation, feature brick fireplace and radiator.

Kitchen

2.13m x 3.15m (7'0" x 10'4")

Window and external door to side elevation. Fitted with a range of wall and base units with worktops over, stainless steel sink with drainer, integrated electric oven and hob with extractor over.



Landing

Access to loft

Bedroom One

3.05m x 3.51m (10'0" x 11'6")

Window to rear elevation and radiator.

Bedroom Two

2.31m x 3.2m (7'7" x 10'6")

Window to front elevation and radiator.

Bathroom

Window to front elevation and fitted with paneled bath with shower over, low level WC, wash hand basin and radiator.

Outside

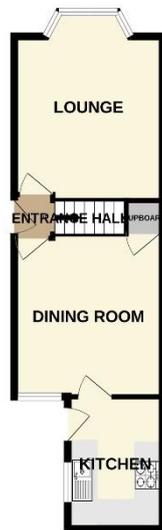
To the rear of the property there is a gravelled courtyard with outbuildings.

Agent 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.

Floorplan

GROUND FLOOR
386 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



HORTON ST LINCOLN LN2 5NG
TOTAL FLOOR AREA: 778 sq.ft. (72.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of areas, distances, etc. are not guaranteed. The floorplan is for illustrative purposes only and should be used as a guide only. The services, content and appliances shown here are not intended to be guaranteed, as to their quantity or efficiency can be given. Please visit NewtonFallowell.co.uk

