



Kent Street, Lincoln



£130,000

- Three Bedroom Mid Terrace Property
- Two Separate Reception Rooms
- No Onward Chain
- Convenient Location Close to the Hospital, Arboretum & Local Amenities
- Two Double Bedrooms and One Further Single
- Low Maintenance Paved Garden with Raised Decked Area
- EPC Rating D



A well-positioned three bedroom mid terrace property, situated on a no-through road towards the end of Monks Road and within easy walking distance of the hospital, Lincoln Arboretum and a range of local amenities.

Arranged over two floors, the accommodation begins with a tiled entrance hallway providing access to two separate reception rooms. The rear reception room leads through to a modern fitted kitchen, complete with an integrated hob and oven. From the kitchen there is access to the ground-floor bathroom and the rear garden.

Outside, the property benefits from a low-maintenance paved garden with a raised decked seating area, together with a separate utility area benefiting from power and electrics.

To the first floor are three bedrooms, including two generous double rooms.

Offering versatile accommodation in a convenient location close to the city, hospital and local amenities, this property would make an ideal first-time purchase or investment opportunity. Offered with no onward chain.



Entrance Hall

Door to front elevation and stairs to first floor.

Lounge

14'0" x 9'9" (4.3m x 3m)

Window to front elevation under stairs alcove with storage and a radiator.

Dining Room

13'0" x 11'9" (4m x 3.6m)

Window to rear, radiator, decorative fireplace surround and fitted shelving.

Kitchen

9'4" x 6'9" (2.8m x 2.1m)

Window and door to side, base and eye level units with inset sink unit and built-in oven and hob.

Bathroom

Window to side, radiator, wash basin, W.C, panelled bath with shower over and built-in cupboard.

Bedroom One

13'0" x 10'8" (4m x 3.3m)

Window to front and a radiator.

Bedroom Two

11'9" x 6'3" (3.6m x 1.9m)

Window to rear and a radiator.

Bedroom Three

9'1" x 6'9" (2.8m x 2.1m)

Window to rear and a radiator.

Outside

Enclosed rear yard with timber decked area and rear personal gate.



Agents Note

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Floorplan



KENT STREET, LINCOLN, LN2 5NR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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