



Good Lane, Lincoln



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**£175,000**

- 2 Bedroom Terraced
- Two Reception Rooms
- Well Presented Throughout
- Modern Kitchen & Bathroom
- Prime Uphill Location Near Bailgate.
- No Onward Chain
- GCH & uPVC Double Glazing
- EPC rating D



**\*NO ONWARD CHAIN\*** Well presented, Two Bedroom Terraced House with recent renovation. Located in the prime uphill location of Good Lane. Only a short walk from Lincolns Cathedral quarter and Bailgate.

The accommodation on offer consists of; Lounge, Dining Room and Kitchen to the ground floor. To the first floor, there are Two Double Bedrooms and a four piece Bathroom. Outside the property there is a lawned garden to the rear.

#### Entrance Hall

Door to side elevation and stairs to first floor.

#### Lounge 11'2 x 11'

Window to front elevation, radiator and a decorative fireplace surround.

#### Dining Room 12'5 x 11m'

Window to rear, radiator under stairs cupboard and a decorative fireplace surround.

#### Kitchen 14'6 x 6'2

Windows to rear and side elevations, door to rear garden, with passageway access. Range of base and eye level units with work surfaces, inset sink unit, built-in oven, hob and hood and tiling to splash backs.



### First Floor Landing

Giving access to bedroom's and bathroom.

### Bedroom One 12'5 x 10'9

Window to rear, radiator and built-in wardrobes with mirror doors.

### Bedroom Two 9'6 x 7'2

Window to front, radiator, fitted wardrobe and cupboard.

### Bathroom 12'8 x 6'1

A spacious bathroom with window to front, towel radiator, panelled bath, wash basin, W.C and shower cubicle with fitted shower.

### Outside

To the rear of the property is an enclosed garden with shrubs and a timber potting shed with power supply.

GROUND FLOOR  
482 sq.ft. (27.4 sq.m.) approx.



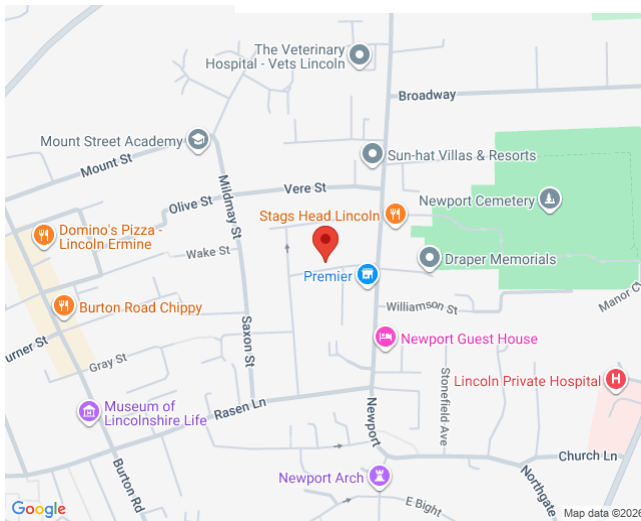
1ST FLOOR  
309 sq.ft. (27.9 sq.m.) approx.



33 GOOD LANE, LINCOLN LN1 3EH

TOTAL FLOOR AREA : 793 sq.ft. (65.3 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 here are not been tested and no guarantee as to their quantity or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk