



Lamb Gardens, Lincoln



3



2



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**£169,950**

- Mid-Terrace House
- Three Bedrooms
- Downstairs WC & Upstairs Family Bathroom
- NO ONWARD CHAIN
- Recently Renovated
- Enclosed Rear Garden
- Freehold
- EPC rating C





**\*\*\*NO ONWARD CHAIN\*\*\*** Well presented THREE BEDROOM Mid-Terrace house located north of the City of Lincoln. Perfectly positioned within walking distance of the local shops, schools and doctors. The property also benefits from recently being renovated by the current owner and being fitted with both Gas Central Heating and uPVC Double Glazing.

The accommodation on offer comprises Entrance Hall, Breakfast Kitchen, Lounge and WC to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom to the first floor. Outside the property to the front there is a lawned garden with path leading to the front door. To the rear of the property there is an enclosed lawned garden with patio area.

### Entrance Hall

External doors to the front and side aspect, understairs storage cupboard and stairs to the first floor.

### WC

Fitted with low level WC.

### Lounge 3.66m x 4.27m (12'0" x 14'0")

Patio doors to rear aspect and radiator.



### Kitchen Diner 3.45m x 2.97m (11'4" x 9'8")

Window to the front aspect and fitted with a range of modern wall and base units with worktops over, sink with drainer, single electric oven, four burner gas hob with extractor over, space and plumbing for both dishwasher and washing machine, space for fridge freezer and storage cupboard.

### Landing

Access to all rooms and access to the roof space.

### Bedroom One 4.4m x 3.02m (14'5" x 9'11")

Window to front aspect, storage cupboard and radiator.

### Bedroom Two 3.73m x 2.39m (12'2" x 7'10")

Window to rear aspect and radiator.

### Bedroom Three 2.74m x 2.13m (9'0" x 7'0")

Window to rear aspect and radiator.

### Family Bathroom 2.74m x 2.01m (9'0" x 6'7")

Window to rear aspect and fitted with panel bath with shower over, wash hand basin, low level WC, extractor and heated towel rail.

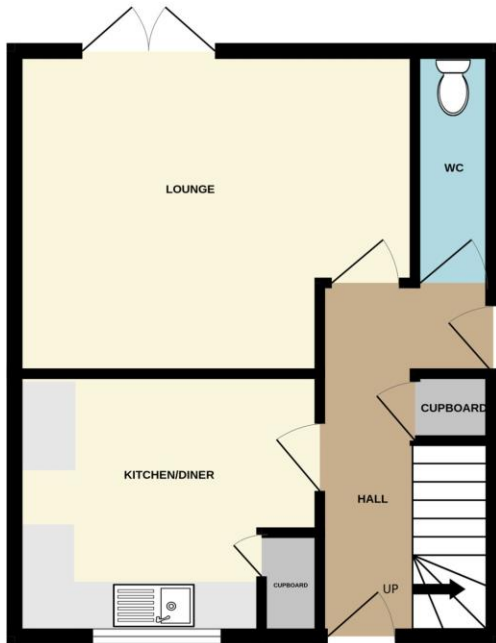
### Outside

To the front of the property there is a lawned garden with path leading to the front door. To the rear of the property there is an enclosed lawned garden with patio area.

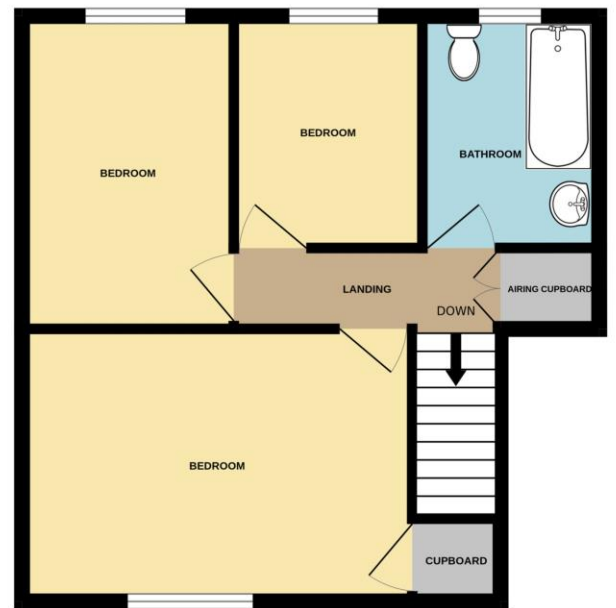
### Agent Note

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GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.

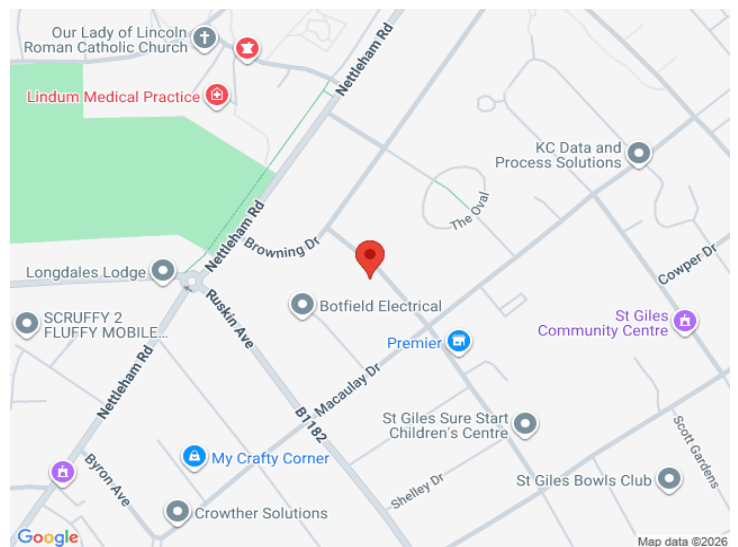


LAMB GARDENS, LINCOLN, LN2 4EG

TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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