

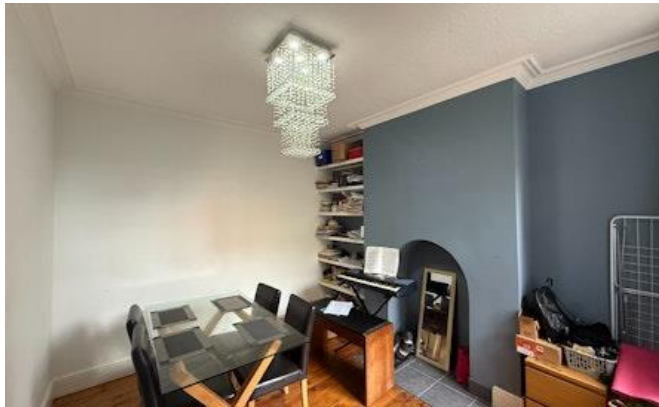


Mount Street, Lincoln



**£268,500**

- Bay Fronted Terrace House
- Three Double Bedrooms
- On Street Parking
- Low Maintenance Garden
- Downstairs WC
- Prime Uphill Location
- Freehold
- EPC rating D



A traditional mid-terrace house in the Uphill area near Burton Road, offered with no onward chain. The property has a bay fronted lounge, dining room, modern kitchen with breakfast room, downstairs WC, three bedrooms and a modern bathroom. Outside is an enclosed rear garden with shared access. Benefits include UPVC double glazing and gas central heating.

### Porch

With a door to the entrance hall.

### Entrance Hall

With stairs to the first floor, access to storage cupboard and cloakroom.

### Living Room

12'9" x 12'2" (3.9m x 3.7m)

With a bay front window to the front aspect, multi-fuel stove and radiator.

### Dining Room

12'2" x 12'5" (3.7m x 3.8m)

With a double-glazed window to the rear aspect and radiator.

### Kitchen

14'5" x 8'5" (4.4m x 2.6m)

With a double-glazed window to the rear aspect, a range of eye and base level units with worktops over, sink with mixer tap and drainer unit, gas range cooker and radiator.



### Breakfast Room

8'7" x 8'11" (2.6m x 2.7m)

With a double-glazed window to the side aspect, french doors leading to the rear garden and radiator.

### Bedroom One

15'3" x 12'2" (4.6m x 3.7m)

With two double glazed windows to the front aspect, storage cupboards and radiator

### Bedroom Two

12'2" x 10'7" (3.7m x 3.2m)

With a double-glazed window to the rear aspect and radiator.

### Bedroom Three

7'9" x 8'9" (2.4m x 2.7m)

With a double-glazed window to the rear aspect and radiator.

### Bathroom

6'11" x 5'8" (2.1m x 1.7m)

With a double-glazed window to the side aspect, wash hand basin, low level wc, bath with shower over and radiator.

### Outside

To the front is a small garden with a low-level brick wall and storm porch with access to the front door.

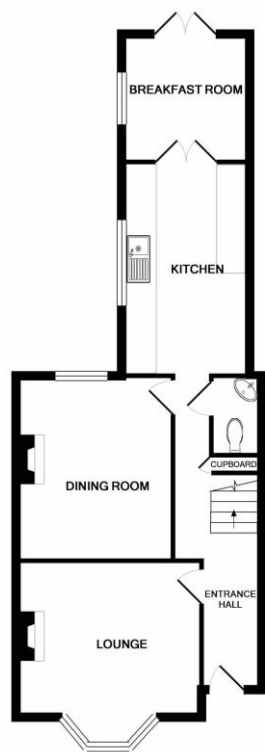
The the rear of the property is an enclosed garden with lawn, paved area and shed. There is shared access to the rear.

### Agents Note

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# Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 531 SQ.FT.  
(58.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 538 SQ.FT.  
(49.9 SQ.M.)  
MOUNT STREET, LINCOLN LN1 3JE  
TOTAL APPROX. FLOOR AREA 1169 SQ.FT. (108.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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