



Apley Close , Lincoln



£210,000

- Semi-Detached House
- Four Bedrooms
- Spacious Driveway
- Bathroom & Downstairs WC
- NO ONWARD CHAIN
- Extended To Side Aspect
- Tenure: Freehold
- EPC Rating TBC



Extended End Terrace FOUR BEDROOM House located close to Lincoln's City centre. Perfectly positioned with walking distance of a host of amenities including Schools, Shops, Doctors and much more.

The accommodation comprises of Entrance Hall, 20ft Lounge, Modern Kitchen Diner and Cloakroom to the ground floor. To the first floor there are Four Bedrooms and Family Bathroom. Externally to the front there is a private driveway with room for up to three cars. To the rear of the property there is an enclosed lawned garden with decking area and sunken patio.

The property further benefits from gas central heating, uPVC double glazing, recently refurbished by the current owner and being sold with NO ONWARD CHAIN.

Entrance Hall

With the entrance door to the front aspect, understairs cupboard and stairs to the first floor.

Lounge 20'0" x 11'0" (6.1m x 3.4m)

With windows to the front and rear aspects and radiator.



Kitchen/Diner 20'0" x 11'6" (6.1m x 3.5m)

With window to the rear aspect and door leading to the rear garden, wall and base level units with worktops, integrated hob and oven with extractor over, stainless steel sink with drainer unit and mixer tap.

Downstairs WC

With window to the rear aspect, low level WC, wash hand basin and worktops with space and plumbing for a washing machine under.

Landing

With stairs to the ground floor.

Bedroom One 9'0" x 14'2" (2.7m x 4.3m)

With window to the front aspect, access to storage cupboard and radiator.

Bedroom Two 11'10" x 10'3" (3.6m x 3.1m)

With window to the front aspect and radiator.

Bedroom Three 11'8" x 10'7" (3.6m x 3.2m)

With window to the rear aspect and radiator.

Bedroom Four 11'10" x 9'5" (3.6m x 2.9m)

With window to the rear aspect and radiator.



Bathroom

With window to the rear aspect, low level WC, wash hand basin, cupboard and panelled bath with shower over.

Outside

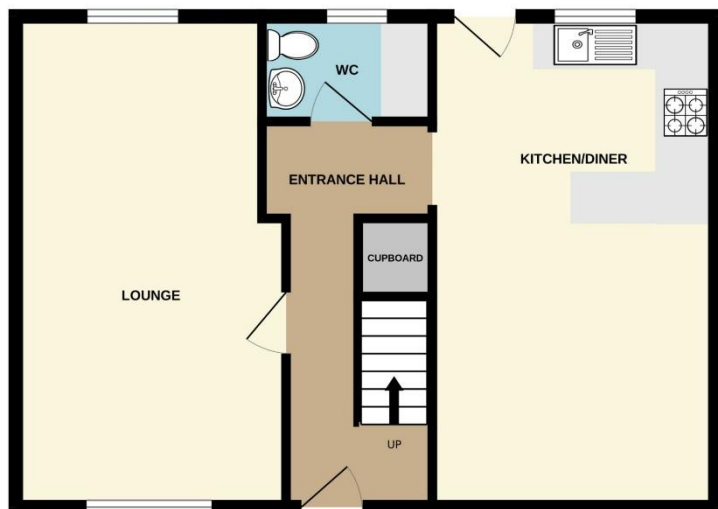
To the front of the property is a driveway providing off-street parking, access to the entrance door and gate leading to the rear garden. To the rear is an enclosed garden with lawn and decking area.

Agents Note

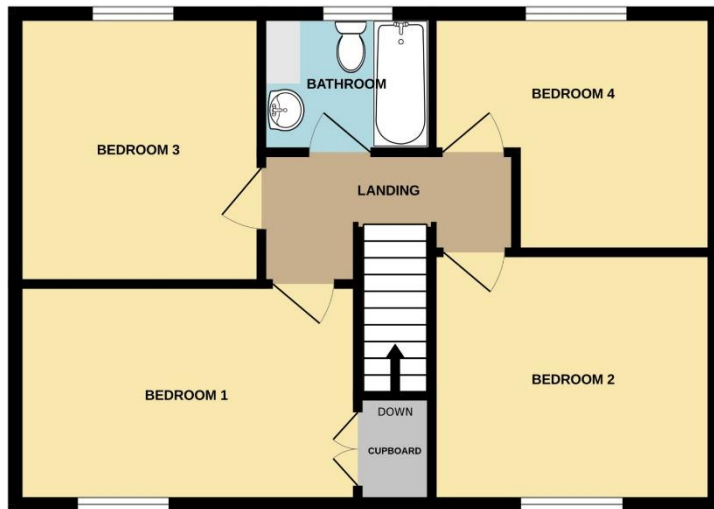
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GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



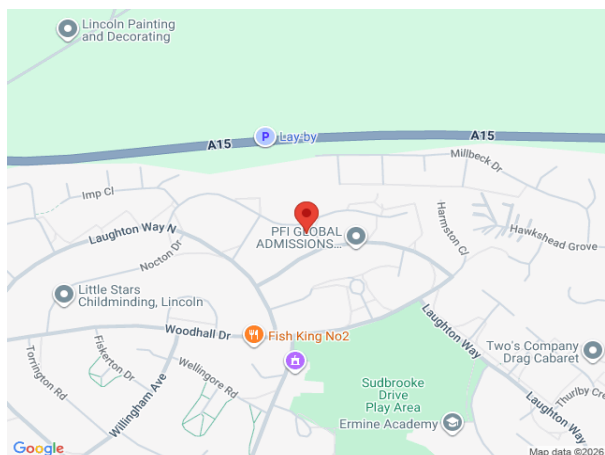
1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



8 APLEY CLOSE, LINCOLN, LN2 2BQ

TOTAL FLOOR AREA : 1139 sq.ft. (105.9 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		
69-80	C	77 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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