



**Springfield Close, Lincoln LN1 3ET**

**welcome to**

## **Springfield Close, Lincoln**

Early viewing is essential for this two bedroom first floor apartment situated within walking distance of the historical Lincoln City Centre. Boasting no onward chain, two good size bedrooms, a garage en bloc and local access to a wide range of amenities.

### **Entrance Hall**

Opening to:-

### **Lounge**

With double glazed window to the front and radiator.

### **Kitchen / Diner**

With double glazed window to the front, a fitted kitchen in a range of wall and base units with work services, integral oven, gas hob with extractor fan over, sink and drainer, space for washing machine and space for fridge freezer.

### **Bedroom One**

With double glazed window to the rear, radiator and storage cupboard.

### **Bedroom Two**

With double glazed window to the rear, radiator and storage cupboard.

### **Bathroom**

With wc, wash hand basin, bath with wall mounted shower over, part tiling to the walls, heated towel rail and extractor fan.

### **Outside**

Property benefits from communal garden space and a garage en bloc.





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## Springfield Close, Lincoln

- NO ONWARD CHAIN
- FANTASTIC FIRST TIME BUY OR INVESTMENT
- TWO WELL-PROPORTIONED BEDROOMS
- COMMUNAL GARDENS
- GARAGE EN BLOC

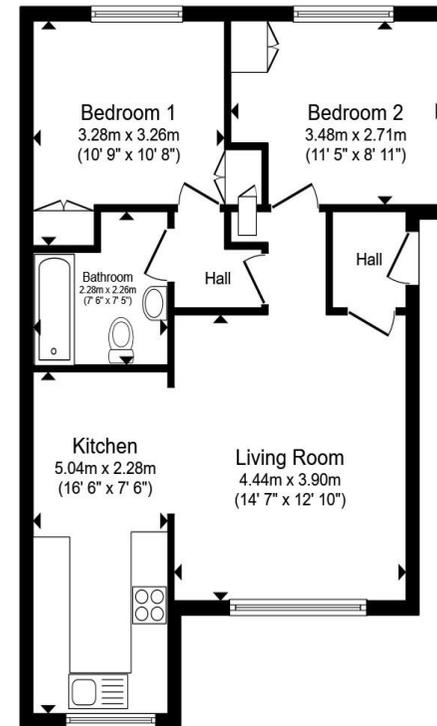
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 904.18

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Jul 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £165,000



Floor Plan

Total floor area 57.3 m<sup>2</sup> (617 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LCR123562 - 0002

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