



Motherby Hill, Lincoln



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£289,950

- Three Storey Townhouse
- Three Bedrooms
- Open Plan Lounge/Kitchen
- Parking Space
- Bathroom and En-Suite W.C
- Enclosed Rear Garden
- Council Tax Band C
- EPC rating B



A modern three-bedroom townhouse arranged over three floors, ideally situated in the heart of the City Centre and within easy walking distance of a wide range of local amenities. The well-presented accommodation comprises an entrance hall, open-plan living kitchen, utility room, three bedrooms, and a family bathroom. Outside, the property benefits from an enclosed rear garden and allocated parking. Offered for sale with NO ONWARD CHAIN, this home presents an excellent opportunity for first-time buyers, professionals, or investors alike.



Entrence Hall

Door to front, stairs to lower level and up to Open Plan Living Space.

Open Plan Living Kitchen 22'4" x 15'11" (6.8m x 4.9m)

With windows opening to front and rear, range of base and eye level units with integrated appliances and inset sink unit.

Bedroom Two 12'4" x 10'1" (3.8m x 3.1m)

Window to front and access to store room with plumbing for washing machine.

Bedroom Three 12'7" x 9'8" (3.8m x 2.9m)

French doors opening to the rear garden.

Bathroom

Window to rear and a white suite of: wash basin, W.C and panelled bath with shower over.

Bedroom One 14'5" x 10'4" (4.4m x 3.1m)

With window to front and two skylight windows.

Cloakroom

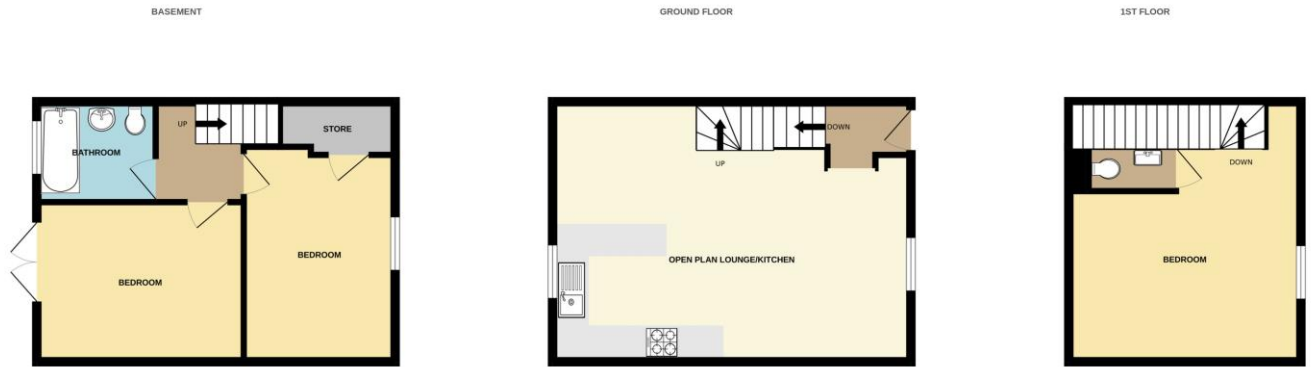
En-suite cloakroom to bedroom one with W.C and wash basin.

Outside

The property has garden to rear elevation with paving and there is an allocated parking space for one car.

Agents Note

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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