



Rasen Lane, Lincoln



**£189,950**

- Terrace House
- Uphill Location
- Three Bedroom
- Cellar
- Two reception Rooms
- Newly Fitted Kitchen
- Tenure: Freehold
- EPC Rating E



Bay fronted, character property, located in the highly sought after uphill area of Lincoln. With in walking distance of the Bailgate and Cathedral Quarter.

The property offers entrance hall, lounge, dining room and kitchen to the ground floor. To the second floor there are three bedrooms and large family bathroom. Outside the property to the rear is courtyard garden. The property also benefits from a cellar accessed from the kitchen and No Onward Chain.

### Entrance Hall

External door to front aspect and stairs to first floor.

### Dining Room 3.33m x 3.7m (10'11" x 12'1")

Window to rear aspect, and wall mounted gas fire with back boiler.

### Lounge 4.36m x 3.15m (14'4" x 10'4")

Bay window to front aspect, feature fireplace and radiator.

### Kitchen 2.83m x 2.47m (9'4" x 8'1")

Window to rear aspect and external door to side aspect. Fitted with a range of modern wall and base units with worktops over, integrated double electric oven, induction hob and fitted washing machine.

### Cellar 3.52m x 2.03m (11'6" x 6'8")

With power and lighting.



### Landing

Access to loft and large storage cupboard.

### Bedroom One 3.45m x 3.11m (11'4" x 10'2")

Window to rear aspect, fitted wardrobes and radiator.

### Bedroom Two 3.56m x 3.69m (11'8" x 12'1")

Window to front aspect and radiator.

### Bedroom Three 2.64m x 2.01m (8'8" x 6'7")

Window to front aspect and radiator.

### Shower Room 2.83m x 3.28m (9'4" x 10'10")

Window to rear aspect and fitted with walk in shower, low level WC, wash hand basin with vanity unit under, extractor, airing cupboard and radiator.

### Outside

To the rear of the property there is a courtyard garden.

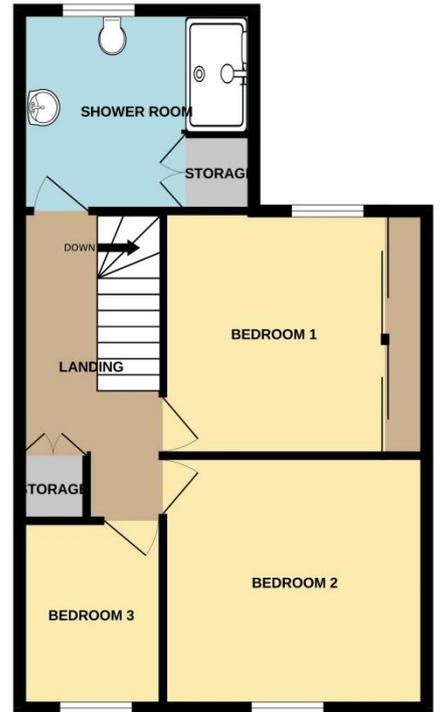
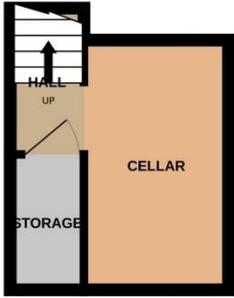
### Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

BASEMENT

GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2023



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk