



Boutham Avenue, Lincoln



£157,500

- Mid Terrace House
- Three Bedrooms
- NO ONWARD CHAIN
- Two Reception Rooms
- Fully Redecorated
- Downstairs Bathroom & En-Suite WC
- Tenure: Freehold
- EPC Rating D



Well presented THREE BEDROOM Mid-Terrace House located within Lincoln City Center. The property benefits from being sold with NO ONWARD CHAIN and being only a short walk from a host of amenities including Schools, Supermarkets, Shops, Doctors and much more. The property further benefits from Gas Central Heating and uPVC Double Glazing throughout.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Kitchen, Rear Porch and Bathroom to the ground floor. To the first floor there are Three Bedrooms with En-Suite WC to the main bedroom. Externally the property offer an enclosed garden laid to lawn with raised decking area, large shed with electric supply and patio area.

Entrance Hall

With entrance door to the side aspect and stairs to the first floor.

Lounge 11'3" x 12'2" (3.4m x 3.7m)

With bay window to the front aspect, fireplace and radiator.

Dining Room 12'3" x 12'2" (3.7m x 3.7m)

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



Kitchen 8'3" x 6'7" (2.5m x 2m)

With window to the side aspect. Fitted with a range of eye and base level units with worktops over, integrated oven and hob with extractor over and sink with drainer unit.

Rear Porch 3'6" x 6'7" (1.1m x 2m)

With door to the rear garden, access to the airing cupboard/storage with socket outlet and a radiator.

Bathroom 7'3" x 6'7" (2.2m x 2m)

With window to the side aspect, access to storage cupboard, low level WC, wash hand basin and panelled bath with shower.

Landing

With stairs to the ground floor and pull-down loft ladder which is partially boarded.

Bedroom One 12'3" x 11'4" (3.7m x 3.5m)

With window to the rear aspect, access to the WC and radiator.

En Suite WC 3'0" x 4'9" (0.9m x 1.4m)

With low level WC and wash hand basin.



Bedroom Two 11'3" x 6'11" (3.4m x 2.1m)

With window to the front aspect and radiator.

Bedroom Three 8'4" x 8'1" (2.5m x 2.5m)

With window to the front aspect and radiator.

Outside

To the front of the property is a passageway leading to the entrance door.

To the rear of the property is an enclosed garden with lawn and with raised decking area, large shed with electric supply and patio area.

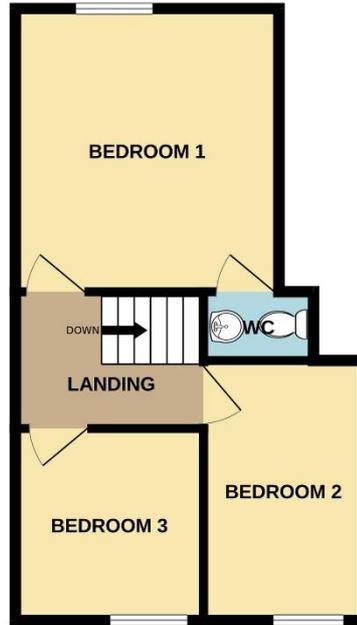
Agents Note

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GROUND FLOOR
439 sq.ft. (40.6 sq.m.) approx.



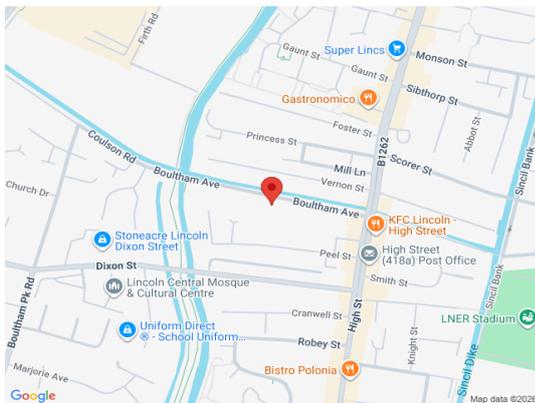
1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



BOULTHAM AVENUE, LINCOLN, LN5 7XZ

TOTAL FLOOR AREA : 783 sq.ft. (72.8 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		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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