



Riseholme Road, Lincoln



£220,000

- Semi Detached Town House
- Three Double Bedrooms
- NO ONWARD CHAIN
- **VIRTUAL VIEWING AVAILABLE**
- Up Hill Location
- En-Suite, Bathroom & Downstairs WC
- Freehold
- EPC rating C



**** NO ONWARD CHAIN **** Three Bedroom Three Storey Semi Detached property situated North of Lincoln City.

The accommodation comprises Entrance Hall, Downstairs WC, Open Plan Kitchen/Living/Dining Area with patio doors leading into the rear garden. To the first floor, Master Bedroom with En-Suite Shower room, Family Bathroom and Bedroom Three. To the second floor Bedroom two with Vaulted Ceiling and skylight windows with further storage cupboard.

The property further benefits from having UPVC Double Glazed and Gas Central Heating.

Entrance Hall

External door to front aspect, stairs to first floor and radiator.

Downstairs WC

Window to front aspect and fitted with low level WC, wash hand basin and radiator.

Kitchen

2.34m x 3.09m (7'8" x 10'1")

Window to front aspect and fitted with a range of wall and base units with worktop over, sink with drainer, single electric oven, four burner gas hob with extractor over and space and plumbing for washing machine.

Lounge Diner

5.25m x 4.22m (17'2" x 13'10")

Patio doors to rear aspect and radiator.



Bedroom One

4.22m x 2.99m (13'10" x 9'10")

Windows to rear aspect and radiator.

En-Suite

2.34m x 1.54m (7'8" x 5'1")

Fitted with low level WC, wash hand basin, shower cubicle and radiator.

Bedroom Three

2.34m x 3.81m (7'8" x 12'6")

Window to front aspect and radiator.

Bathroom

1.88m x 2m (6'2" x 6'7")

Window to rear aspect and fitted with panel bath with shower over, wash hand basin, low level WC and radiator.

Bedroom Two

4.11m x 4.9m (13'6" x 16'1")

Two Velux Windows to front aspect, storage cupboard and radiator.

Outside

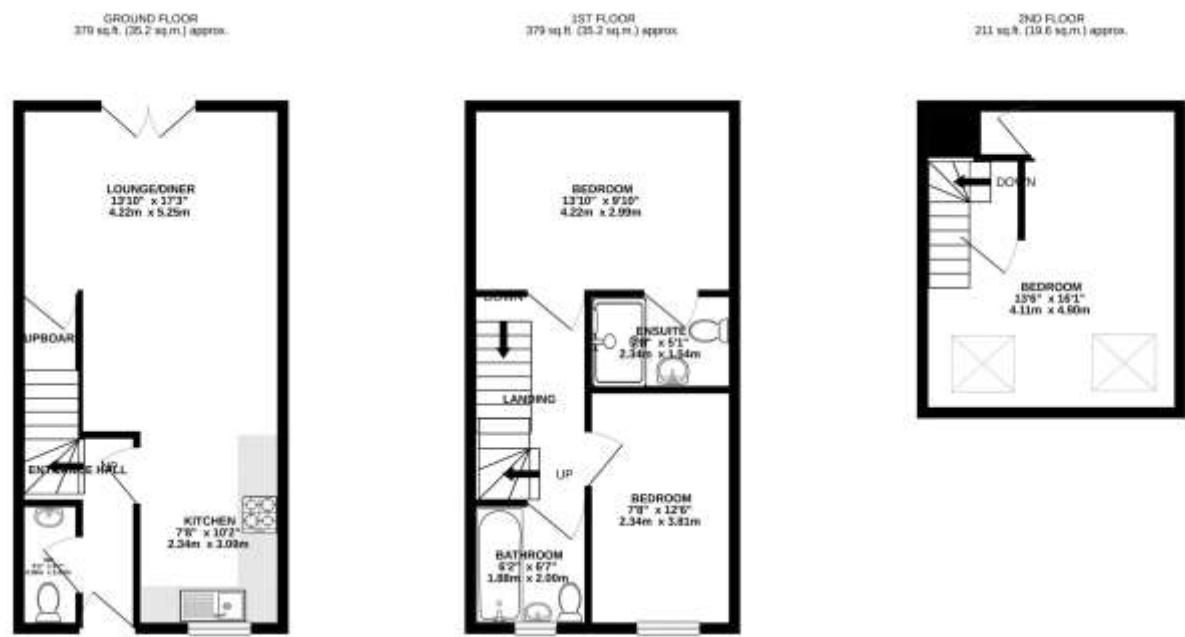
To the front of the property there is a small lawned area and path leading to the front door. To the rear of the property there is an enclosed lawned garden with patio area. Private off street parking for one vehicle to the rear of the property.

Agent Note

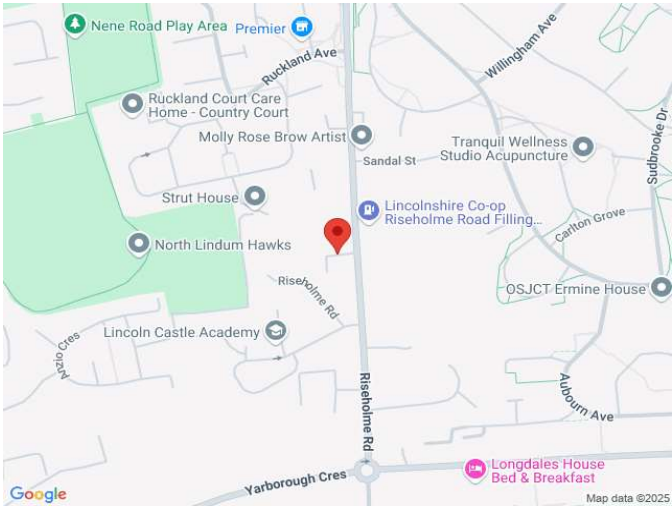
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Floorplan



50 RISEHOLME ROAD, LINCOLN LN1 2SP
TOTAL FLOOR AREA: 960 sq.ft. (90.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 1/2023



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