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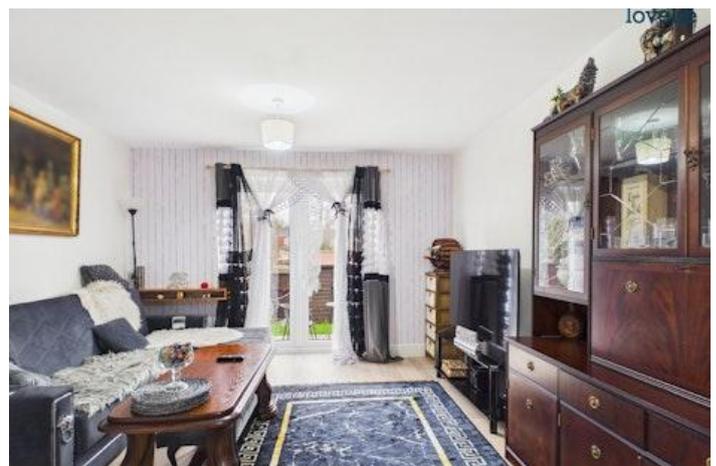


Fairfax Street , Lincoln



When it comes to  
property it must be

  
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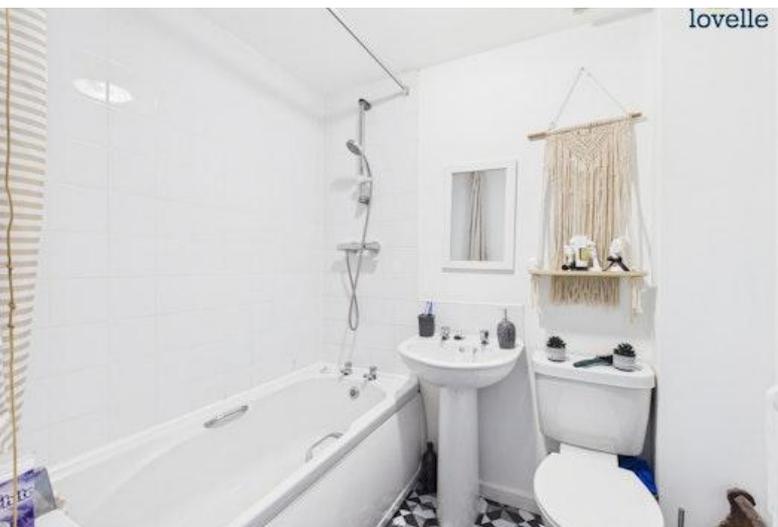
Asking Price £145,000



A well-maintained two-bedroom end-terrace home located on Fairfax Street in Lincoln. The property features a modern kitchen, spacious lounge with garden access, downstairs WC, two bedrooms, a family bathroom, and a private rear garden. Ideal for first-time buyers or investors, with local amenities close by.

### Key Features

- Two-bedroom end-terrace home
- One spacious double bedroom and one single bedroom
- Bright lounge/diner with patio doors to the garden
- Modern fitted kitchen with integrated oven and hob
- Downstairs WC for added convenience
- First-floor family bathroom with shower over bath
- EPC rating C
- Tenure: Freehold



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A well-presented two-bedroom end-terrace home, ideally located on Fairfax Street in Lincoln - perfect for first-time buyers, small families, or buy-to-let investors.

This property offers a comfortable and functional layout across two floors. Upon entering, you are welcomed into a modern fitted kitchen with integrated oven and hob, as well as space for appliances. A convenient downstairs WC sits just off the kitchen, ideal for guests. At the rear, the spacious lounge/diner benefits from natural light thanks to patio doors that open directly onto the rear garden - perfect for entertaining or relaxing in the warmer months. Upstairs, the home features two bedrooms: a generous double with twin windows overlooking the greenery to the rear, and a bright single bedroom to the front. The family bathroom comprises a white three-piece suite with shower over bath and modern tiling.

Externally, the property offers a private, enclosed rear garden with lawn, and on-street parking is available to the front.

Situated within easy reach of local amenities, schooling, and transport links, Fairfax Street combines comfort, practicality, and a great location. Viewings highly recommended.

## Kitchen

2.7m x 2.83m (8'11" x 9'4")

A bright and functional space fitted with light wood-effect units, a built-in oven, gas hob, and extractor. There's space for a washing machine, a stainless-steel sink beneath the front-facing window, and the wall-mounted boiler is also housed here.

## Living Room

4.6m x 3.64m (15'1" x 11'11")

A bright and generously sized living room situated at the rear of the property, featuring neutral décor and fitted carpet. French doors open directly onto the rear garden, allowing plenty of natural light and creating a seamless indoor-outdoor flow. There's ample space for both lounge furniture and a dining table, making it ideal for relaxing or entertaining.

## WC

1.48m x 0.84m (4'11" x 2'10")

A handy downstairs cloakroom comprising a toilet and compact hand basin. Conveniently positioned just off the kitchen, it's perfect for guests and everyday use.

## Landing

2.05m x 0.9m (6'8" x 3'0")

A central landing area providing access to both bedrooms and the bathroom. Neutrally decorated and carpeted, with a ceiling hatch offering access to the loft space above. Bright and functional, it links the upstairs rooms with a simple, clean layout.

## Bedroom One

2.87m x 3.65m (9'5" x 12'0")

A spacious double bedroom located at the rear of the property, featuring two large windows that provide excellent natural light and views of the garden. The room is neutrally decorated with fitted carpet and offers ample space for a double bed and additional furniture.

## Bedroom Two

2.3m x 3.64m (7'6" x 11'11")

A bright and well-proportioned single bedroom positioned at the front of the property. Featuring two windows for excellent natural light, neutral décor, and fitted carpet, this room is ideal for a child's bedroom, guest room, or home office.

## Bathroom

2.03m x 1.75m (6'8" x 5'8")

A clean and functional family bathroom fitted with a white three-piece suite, including a panelled bath with overhead shower and glass screen, pedestal wash basin, and WC. Finished with white tiled walls and neutral flooring, offering a practical space for everyday use.

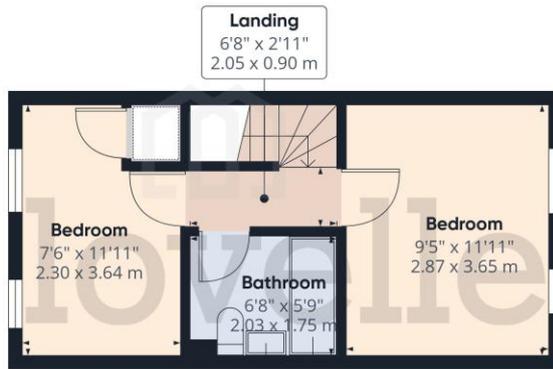
## Outside

The property is a red-brick mid-terrace home with a sheltered entrance porch and a modern uPVC front door. To the rear, a fully enclosed garden offers a lawned space with fenced boundaries and a gated access point. On-street parking is available to the front of the property.





Ground Floor



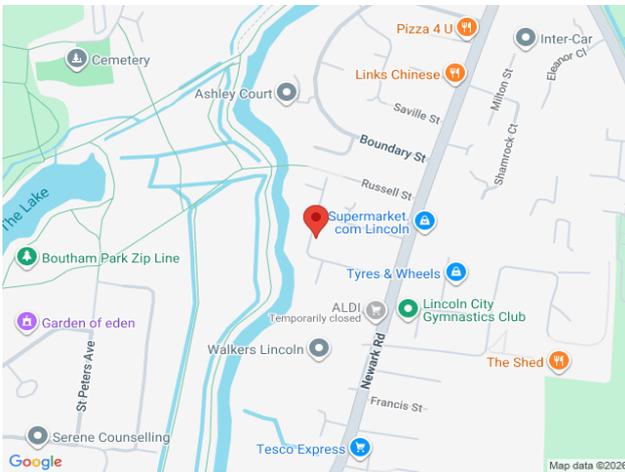
Floor 1

Approximate total area<sup>®</sup>  
539 ft<sup>2</sup>  
50 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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