



Ewart Street, Lincoln



£117,500

- Mid-Terrace House
- NO ONWARD CHAIN
- Three Bedrooms
- ****VIRTUAL VIEWING AVAILABLE****
- Shower Room & En-Suite Bathroom
- Two Reception Rooms
- Freehold
- EPC rating D



THREE BEDROOM Mid-Terrace House with easy access to the City Centre and within walking distance of a host of amenities including Schools, Supermarket and Doctors. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with **NO ONWARD CHAIN**.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Kitchen and Shower Room to the ground floor. To the first floor there are Three Bedrooms and Ensuite to Bedroom Three. Outside the property there to the rear there is an enclosed paved courtyard.

Entrance Hall

External door to front aspect and stairs to the the first floor.

Lounge

11'0" x 11'0" (3.4m x 3.4m)

Window to front aspect, feature fireplace and radiator.

Dining Room

11'0" x 15'0" (3.4m x 4.6m)

Window to rear aspect, understairs cupboard and radiator.

Kitchen

7'0" x 10'0" (2.1m x 3m)

Window and external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, single electric oven, four ring electric hob with extractor over, space for fridge freezer and space and plumbing for washing machine.



Shower Room

5'0" x 7'0" (1.5m x 2.1m)

Window to rear aspect and fitted with corner shower cubicle, low level WC, wash hand basin, extractor and radiator.

Landing

Access to roof space.

Bedroom One

11'0" x 11'0" (3.4m x 3.4m)

Window to front aspect, storage cupboard and radiator.

Bedroom Two

12'10" x 8'0" (3.9m x 2.4m)

Window to rear aspect and radiator.

Bedroom Three

10'0" x 10'0" (3m x 3m)

Window to rear aspect and radiator.

En-Suite Bathroom

7'0" x 7'0" (2.1m x 2.1m)

Window to side aspect and fitted with panel bath, low level WC, wash hand basin, airing cupboard and radiator.

Outside

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

Flying Freehold

Please note that this property may be subject to a flying freehold.

Agents 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.

Floorplan



11 EWART STREET, LINCOLN LN5 8QE

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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