



Pennell Street, Lincoln



**£140,000**

- Terraced House
- Three Bedrooms
- Two Reception Room
- NO ONWARD CHAIN
- Popular Location
- GCH & uPVC Double Glazing
- Tenure: Freehold
- EPC Rating D



Bay Fronted THREE BEDROOM Terrace House located in the heart of city of Lincoln. Perfectly positioned within walking distance of the local shops, schools, doctors and a host other amenities the city has to offer. The property also benefits from Gas Central Heating boiler added in 2023, uPVC Double Glazing added in 2023 and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Lounge, Diner, Kitchen and Bathroom to the ground floor. To the first floor there are Three Bedrooms. Externally the property offers a rear courtyard garden.

### Entrance Hall

Door to front, stairs to first floor with cupboard under.

### Lounge 13'8" x 11'7"

Bay window to front, radiator and decorative fireplace.

### Dining Room 12'2" x 11'7"

Window to rear and a radiator.



### Kitchen 23'7" x 8'

Windows and door to side. Fitted with a range of base and eye level units with worktops over, sink unit, free standing cooker and radiator.

### Lobby

With cupboard housing the gas central heating boiler.

### Cloakroom

Window to side and W.C.

### Bedroom One 11'4" x 8'10"

Window to front and a radiator.

### Bedroom Two 12'2" x 7'4"

Window to rear, radiator and a wash basin.

### Bedroom Three 12'2" x 7'2"

Window to rear, radiator and a wash basin.

### Bathroom

Window to front, tiled walls, radiator, wash basin, WC and panelled bath.

### Outside

There is an enclosed garden area to the rear of the property.

### Agents Note

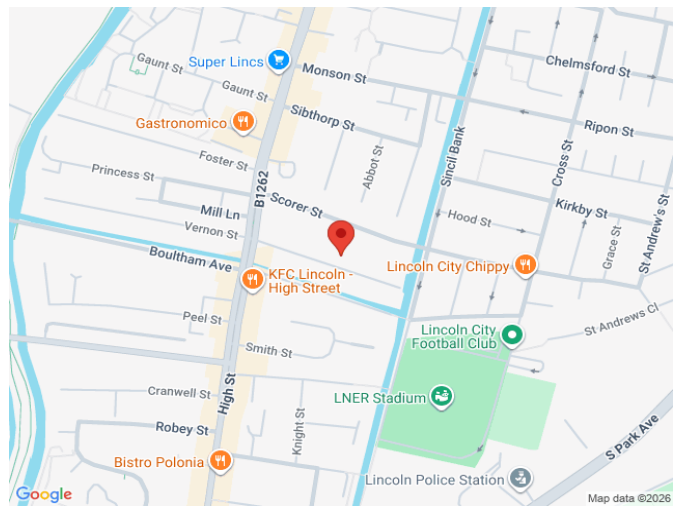
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TOTAL FLOOR AREA : 117.2 sq.m (125.2 sq.ft.) approx.  
 TOTAL FLOOR AREA : 103.8 sq.m (112.2 sq.ft.) approx.  
 While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurement for the purposes of this plan is not intended to be used as a basis for any legal proceedings or other purposes. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings or other purposes. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings or other purposes. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings or other purposes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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