

Webb Street, Lincoln, LN5 8DL



Asking Price £157,500 Freehold



A two bedroom mid-terraced house positioned right on the River Witham boasting beautiful views from your living room, set in the heart of Lincoln off the High Street. The property consists of a bay fronted living room with log burner, kitchen/diner with a cooking range, utility room, WC, master bedroom with wardrobe, single bedroom and a large family bathroom upstairs, the outside offers a large block paved yard with a brick built garage sized workshop with power. it is gas centrally heated with radiators to all rooms and has UPVC double glazing with an EPC rating of: D and is Council Tax Band: A.

This property would make an excellent first time buyers house with the benefit of a separate workshop/craft room or home office providing a separate environment/space in which to work from.

Accommodation

The property is initially entered through a wrought iron gate from the street which runs along side the brick workshop into the block paved yard, from here you can enter the property via the passageway leading to the entrance door (side of house) or through the utility door this being the most commonly used door.

Hall

2'11" x 8'2"

Fully glazed UPVC door from the side passageway into the hall, having stairs straight up to first floor landing.

Lounge

11'5" x 11'11"



Featuring a log burner with recessed oak mantle into the chimney breast, bay window to rear, with a glazed door opening onto the small rear walled sitting area which is large enough for a couple of chairs providing views over the River Witham. The lounge has carpeted flooring, pendant lighting, large double radiator and an under stairs cupboard.

Kitchen/Diner

11'5" x 11'7"



Window to front, range of wall and base oak units, marble effect black laminate worktops with tiled splashbacks, porcelain sink with mixer tap, cooking range with 5 gas rings with extractor hood above, tiled flooring, 4 spot light unit on the ceiling, large double radiator, space for a tall fridge freezer and space for a table and chairs.

Utility

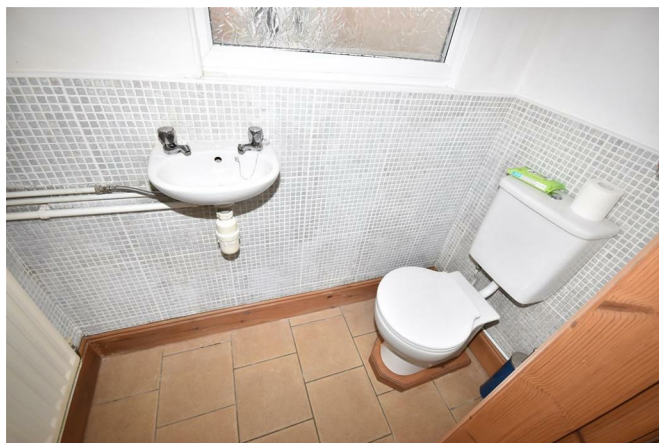
6'4" x 6'1"



Being the most commonly used entrance door having a UPVC frame and fully glazed panel allowing lots of light into the room, window to side, tiled flooring, spot lights on the ceiling, space and plumbing for a washing machine, single radiator and electrical consumer unit.

WC

2'9" x 6'1"



Accessed from the utility room, window to front with frosted glass, close coupled toilet, sink and tiled flooring. Worcester combi boiler mounted on the wall and a single radiator.

Landing



Having balustrade and doors to two bedrooms and bathroom.

Bedroom 1 11'5" x 11'5"



Window to front, built in large wardrobe which goes over the passage way and houses the loft access hatch, radiator, carpeted flooring and pendant lighting.

Bedroom 2 11'4" x 7'1"



Window to rear, carpeted flooring, pendant lighting and single radiator.

Bathroom 8'4" x 7'9"



A large bathroom with window to rear with frosted glass, a corner bath with electric shower over, mosaic tiling to two walls, close coupled toilet, pedestal sink, dado rails, single radiator, vinyl flooring, extractor fan and spot lighting.

Workshop 20'5" x 8'2"



Built in brick with tiled pitch roof having a window to side elevation and fully glazed patio doors on the yard side. Inside it does benefit from having a water supply, electric consumer unit and 2 large strip lights and sockets inside and out with security lighting on a PIR.

Disclaimer 1

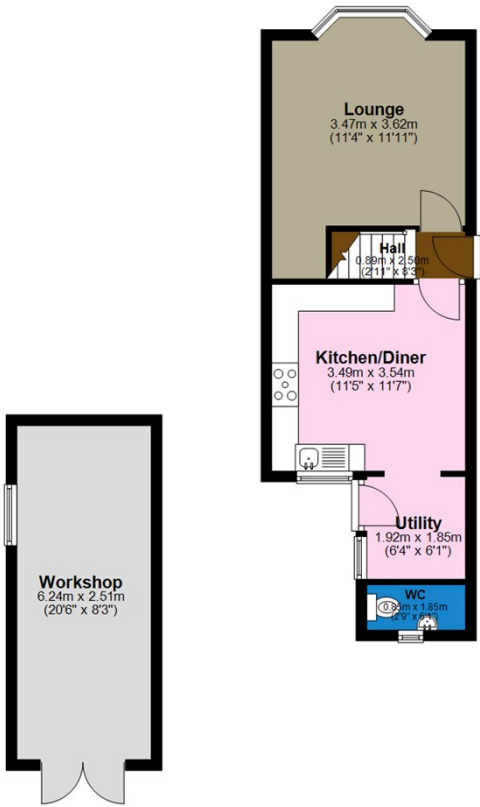
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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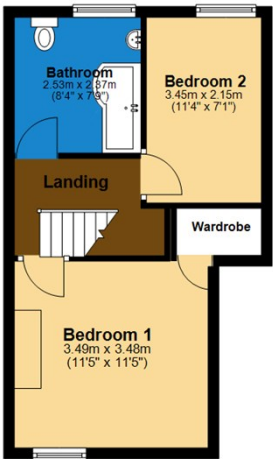
Ground Floor

Approx. 50.2 sq. metres (540.5 sq. feet)



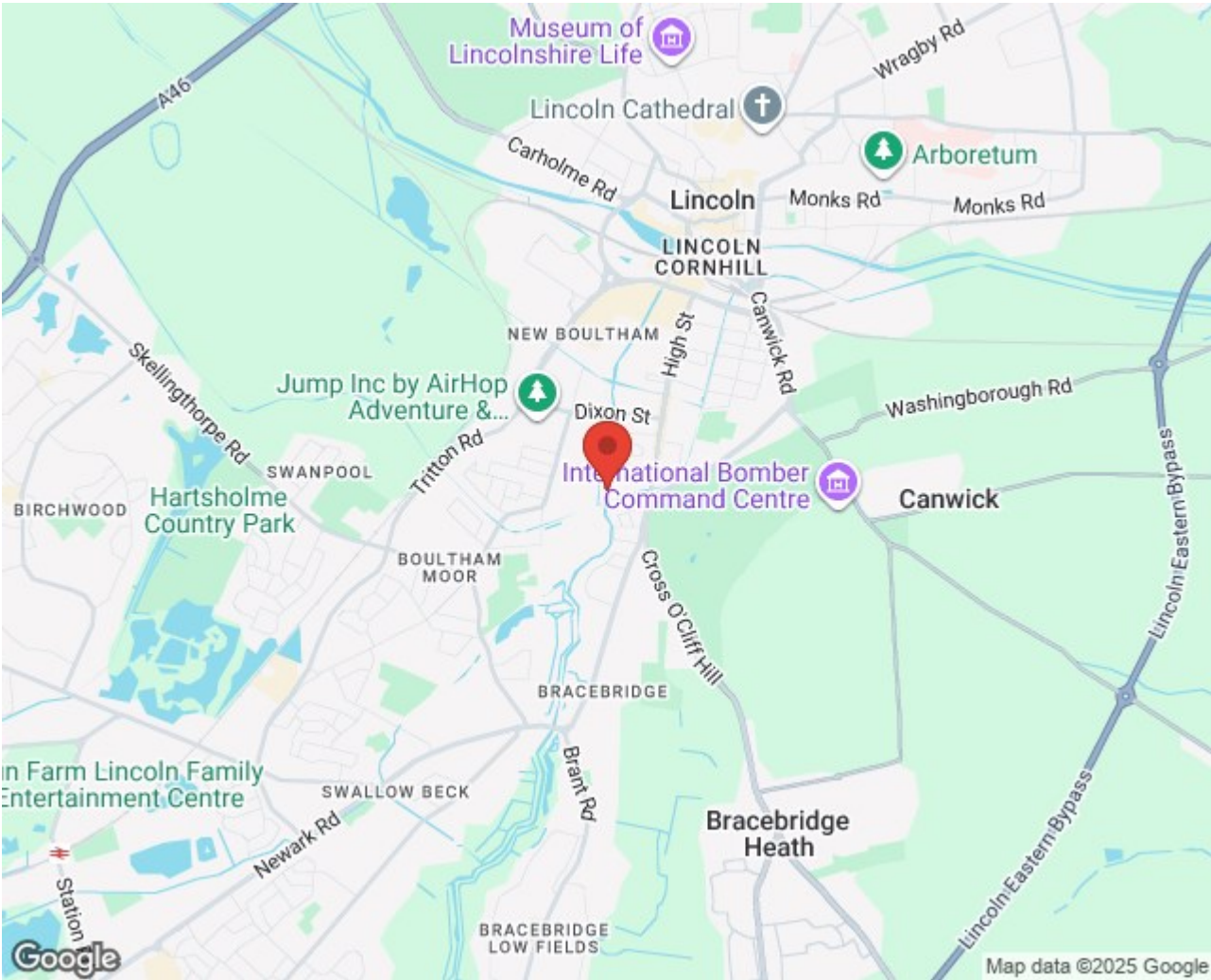
First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 83.7 sq. metres (900.9 sq. feet)

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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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