



Hatton Close, Lincoln



£190,000

- Mid-Terrace House
- Three Bedrooms
- WC & Family Shower Room
- Newly Fitted Kitchen
- NO ONWARD CHAIN
- GCH and uPVC Double Glazing
- Freehold
- EPC rating C



Three bedroom mid-terrace house, ideally located within walking distance of the local schools, shops, parks and doctors. With spacious front and rear gardens, newly fitted kitchen and shower room.

The accommodation of offer consists of Entrance Porch, Hallway, Kitchen, Lounge diner, WC and storage room to the ground floor. To the first floor there Three Double Bedrooms and Family Shower Room. Outside the property to the front there is a lawned garden with gated path leading to the front door and to the rear of the property there is an enclosed lawned garden with patio area.

The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold NO ONWARD CHAIN

Entrance Porch

2.49m x 1.95m (8'2" x 6'5")

Windows and external door to front aspect.

Hallway

2.37m x 3.45m (7'10" x 11'4")

With understairs storage cupboard, stairs to first floor and radiator.



Kitchen

3.36m x 2.74m (11'0" x 9'0")

Window to rear aspect and fitted with modern wall and base units with worktops over, electric oven, for ring gas hob with extractor over, sink with drainer, space and plumbing for washing machine, space for fridge freezer, and radiator.

Lounge Diner

3.44m x 6.2m (11'4" x 20'4")

Window to front aspect, patio doors to rear aspect, feature fire place and radiator.

Utility Room

1.4m x 4.25m (4'7" x 13'11")

External door to rear aspect and storage cupboard.

WC

Window to rear aspect and fitted with low level WC.

Landing

2.27m x 3.05m (7'5" x 10'0")

Window to front aspect, air cupboard and access to loft.

Bedroom One

4.31m x 3.14m (14'1" x 10'4")

Window to rear aspect, built in wardrobe and radiator.

Bedroom Two

3.48m x 3.14m (11'5" x 10'4")

Window to rear aspect, built in wardrobe and radiator.

Bedroom Three

3.44m x 3.05m (11'4" x 10'0")

Window to front aspect and radiator.



Shower Room

2.49m x 2.09m (8'2" x 6'11")

Window to front aspect and fitted with walk in shower cubicle, low level WC, wash hand basin, extractor, storage cupboard and radiator.

Outside

To the front of the property there is a lawned garden with path leading to the front door. To the rear of the property there is an enclosed lawned garden with patio area and green house.

Agent 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

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

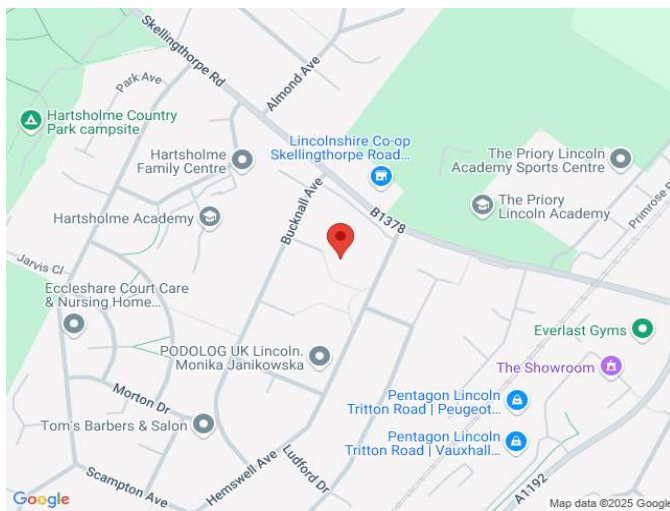


1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission or false statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchase. 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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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