



The Row  
Cold Hanworth

MOUNT & MINSTER

## INTRODUCTION

A two bedroom terrace property located approximately ten miles from the Cathedral City of Lincoln. This house comprises; Entrance Hall, Lounge, Kitchen, Bathroom and Two Bedrooms. Outside is an enclosed rear courtyard and off street parking.

## LOCATION

4 The Row is situated in the hamlet of Cold Hanworth, located north east of the Cathedral city of Lincoln. The nearby village of Welton has a wide range of local amenities including shops, public houses and schools including William Farr secondary school which has been recently labelled as outstanding by Ofsted . There is also a regular bus service out of the village into Lincoln City Centre.

## ACCOMMODATION

### Entrance Hall

Carpet, wooden door, radiator and smoke alarm.

### Lounge

12'7" x 12'0"

Carpet, radiator, uPVC, ceiling light, cupboard, shelves and fire place.

### Kitchen

11'10" x 7'11"

Fitted wall and base units, electric oven plus hob, one and a half sink with drainer, space and plumbing for a washing machine, uPVC window, wooden door, strip light, extractor, radiator and laminate floor.

### First Floor Landing

Carpet, loft access, smoke alarm and ceiling light.

### Bedroom One

16'6" x 9'6"

Carpet, ceiling light, uPVC window, radiator and fire place.

### Bedroom Two

11'3" x 8'2"

Carpet, ceiling light, radiator, uPVC window and fire place.

### Bathroom

8'2" x 7'6"

Laminate floor, pedestal wash hand basin, low level WC, bath, electric shower, extractor, tiled splashbacks, cupboard, heated towel rail, uPVC window, radiator and ceiling light.

## OUTSIDE

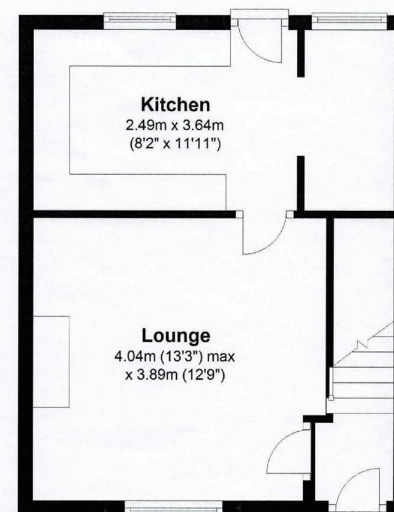
Rear courtyard and off street parking.

## ENERGY PERFORMANCE CERTIFICATE

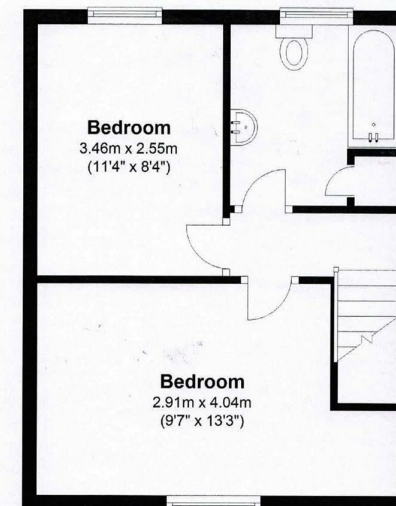
EPC Grade: D



### Ground Floor



### First Floor



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