



Broadway, Lincoln



**£295,000**

- Extended Semi-Detached House
- NO ONWARD CHAIN
- Three Bedrooms
- Large Garden & Driveway
- EPC Grade E
- Prime Uphill Location



**Extended THREE BEDROOM Semi-Detached House** located in the highly sought after uphill area of Lincoln. The property is in need of full renovation and located within walking distance of the Cathedral Quarter and Bailgate Area.

The property accommodation comprises Entrance Hall, Lounge, Open plan Living Kitchen, Snug, Conservatory and WC to the ground floor. To the first floor there are Three Bedrooms, Upstairs WC and Bathroom. Outside the property there is a driveway with parking for two cars and to the rear there is an enclosed garden.

The property also benefits from **NO ONWARD CHAIN**.

### **Entrance Hall**

With entrance door to the front aspect and access to understairs cupboard and stairs to the first floor.

### **Lounge 12'7" x 14'7" (3.8m x 4.4m)**

With bay window to the front aspect and sliding doors to the Kitchen Diner.



### **Kitchen Diner 19'5" x 19'6" (5.9m x 5.9m)**

With window to the side aspect and access to the conservatory. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor and door to the side aspect.

### **Conservatory 12'5" x 15'2" (3.8m x 4.6m)**

With sliding doors to the Kitchen Diner and french doors leading to the rear garden.

### **Snug 12'2" x 8'6" (3.7m x 2.6m)**

With window to the rear aspect.

### **Downstairs WC 4'0" x 8'6" (1.2m x 2.6m)**

With low level WC and wash hand basin.

### **Landing**

With window to the side aspect and stairs to the ground floor.

### **Bedroom One 13'5" x 10'0" (4.1m x 3m)**

With bay window to the front aspect, fitted wardrobe and radiator.



### **Bedroom Two 10'4" x 10'0" (3.1m x 3m)**

With window to the rear aspect and radiator.

### **Bedroom Three 7'0" x 10'0" (2.1m x 3m)**

With window to the front aspect and radiator.

### **Bathroom 6'0" x 7'0" (1.8m x 2.1m)**

With window to the rear aspect, panelled bath with shower over, low level wc, wash hand basin and access to the airing cupboard.

### **Upstairs WC 6'0" x 3'0" (1.8m x 0.9m)**

With low level wc.

### **Outside**

To the front of the property there is a driveway with room for two cars. To the rear of the property there is an enclosed garden.

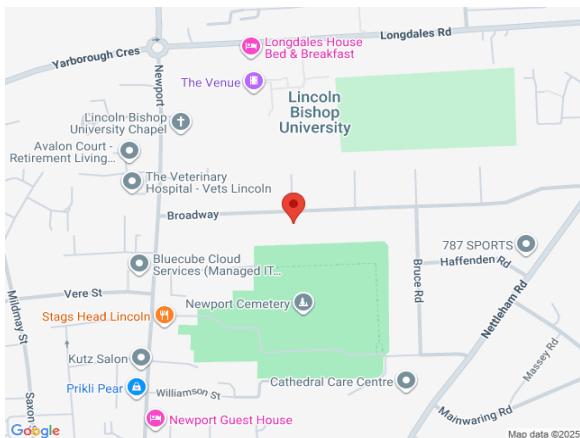
### **Agents Note**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590  
lincoln@newtonfallowell.co.uk