



Bobbin Lane, Lincoln



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**£275,000**

- Modern Townhouse
- Four Bedrooms
- Popular Location
- GCH & uPVC Double Glazing
- En-Suite, Family Bathroom and Downstairs WC
- Spacious Kitchen Diner
- Freehold
- EPC rating C



Spacious FOUR BEDROOM Townhouse located in the popular Carlton Centre area. Perfectly positioned within walking distance of the local Schools, Shops, Doctors and a host of other amenities.

The accommodation on offer comprises Entrance Hall, WC and Kitchen Diner to the ground floor. To the first floor there are Two Bedrooms with Ensuite to the master and Lounge. To the second floor there are Two Double Bedrooms and Family Bathroom. Externally the property offers a integral garage and driveway to the front and to the rear of the property there is an enclosed lawned garden with Patio area and shed.

The property further benefits from Gas Central Heating and uPVC Double Glazing.

#### Entrance Hall

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

#### WC/Utility Room

With low level WC, fitted base units with space for washing machine and sink with drainer unit.



### Kitchen 19'4" x 15'5" (5.9m x 4.7m)

With windows to the front and rear aspects, a door leading to the rear garden. Fitted with a range of wall and base units with worktops over, integrated oven and hob with extractor over.

### First Floor Landing

With access to the airing cupboard and stairs to the ground and first floor.

### Lounge 19'4" x 8'10" (5.9m x 2.7m)

With window to the front aspect and Juliette balcony to the rear aspect.

### Bedroom One 10'6" x 9'2" (3.2m x 2.8m)

With window to the rear aspect, fitted wardrobes and radiator.

### En-Suite

With window to the rear aspect, low level WC, wash hand basin and enclosed shower.

### Bedroom Two 6'7" x 9'2" (2m x 2.8m)

With window to the front aspect and radiator.

### Second Floor Landing

With access to storage cupboard and stairs to the first floor.

### Bedroom Three 12'2" x 9'2" (3.7m x 2.8m)

With window to the front aspect, fitted wardrobes and radiator.

### Bedroom Four 12'2" x 9'2" (3.7m x 2.8m)

With window to the front aspect, fitted wardrobes and radiator.

### Bathroom

With velux window to the rear aspect, low level WC, wash hand basin and panelled bath with shower over.

### Garage 19'4" x 9'2" (5.9m x 2.8m)

With an up and over door.

### Outside

To the front of the property is a driveway leading to the single garage. To the rear is an enclosed lawned garden with patio and shed.

### Agents Note

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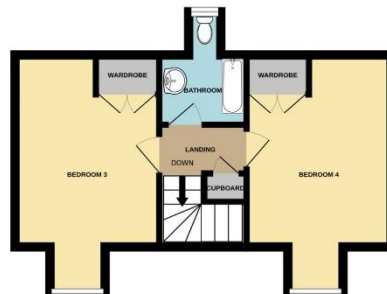
GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



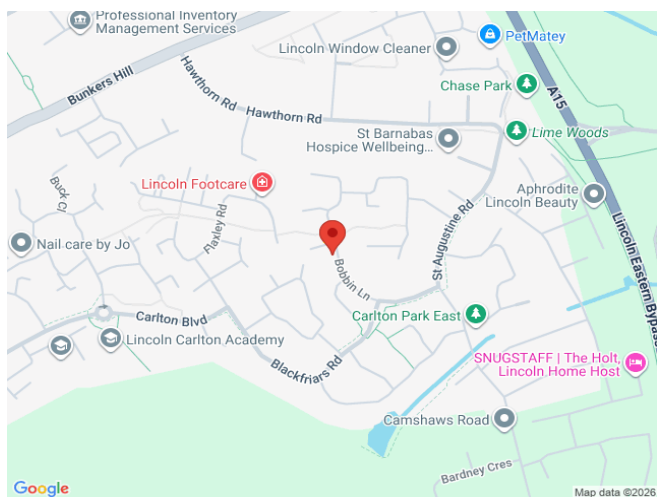
2ND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



BOBBIN LANE, LN2 4ZB

TOTAL FLOOR AREA : 1273 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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		
69-80	C	74 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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