



St. Botolphs Crescent, Lincoln



£209,950

- Modern Townhouse
- Four Bedrooms
- Two En-Suites and Family Bathroom
- Open Plan Living Dining Kitchen
- Enclosed Garden
- Allocated Parking to the Rear
- Freehold
- EPC rating C



Three story townhouse with four double bedrooms, two en suites and further shower room with accommodation over three floors this town house is part of a small exclusive development in the city centre. The property comprises of entrance hall, downstairs cloakroom, open plan living space with kitchen having integrated appliances including fridge freezer and dishwasher. Two double bedrooms both with en suite shower rooms to the first floor and two further double bedrooms and shower room to the second floor. Outside there is an enclosed paved rear yard with allocated parking.

The property benefits from upvc double glazing and gas central heating.

Entrance Hall

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

Kitchen/Living/Dining 15'10" x 14'2" (4.8m x 4.3m)

With windows and door to the rear aspect, kitchen area with breakfast bar, base and eye level units with integrated appliances and radiator.



WC

With a low level WC and wash basin.

First Floor Landing

With stairs to the ground and second floors.

Bedroom One 14'11" x 14'7" (4.5m x 4.4m)

With a window to the rear aspect, access to the en-suite and radiator.

En-Suite

With a wash hand basin, low level WC, enclosed shower and radiator.

Bedroom Four 10'4" x 8'2" (3.1m x 2.5m)

With a window to the front aspect, access to the en-suite and radiator.

En-Suite

With a wash hand basin, low level WC, enclosed shower and radiator.

Second Floor Landing

With stairs to the first floor and access to the shower room.

Bedroom Two 14'7" x 10'5" (4.4m x 3.2m)

With a window to the rear aspect and radiator.

Bedroom Three 11'0" x 9'2" (3.4m x 2.8m)

With a window to the front aspect, access to storage cupboard and radiator.

Shower Room

With a wash hand basin, low level WC, enclosed shower and radiator.

Outside

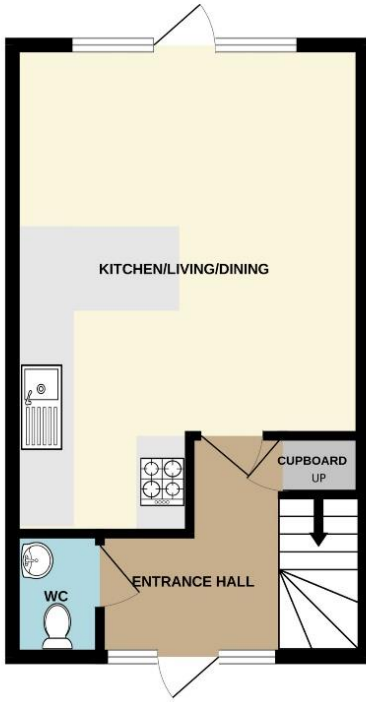
Paved and enclosed rear garden, with off-road parking beyond.

Agents Note

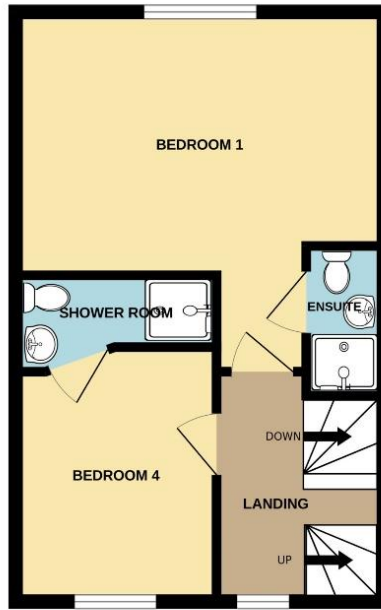
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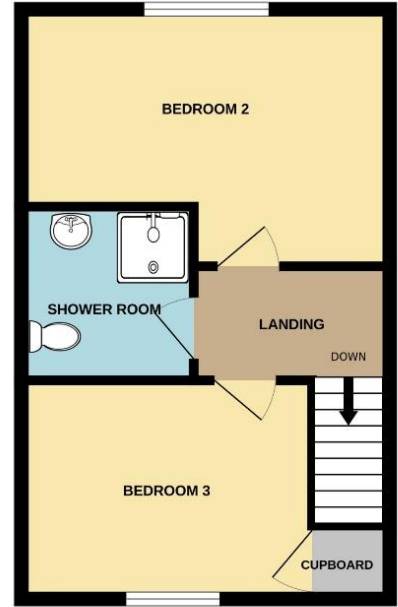
GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



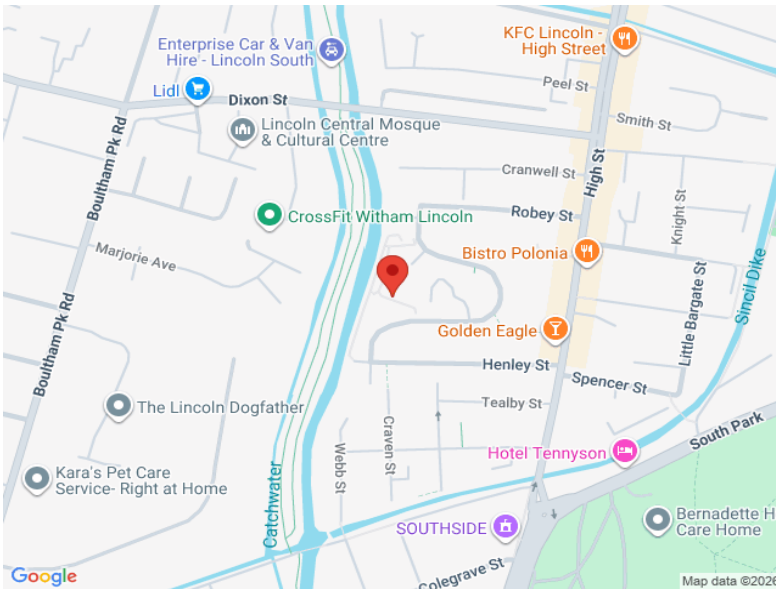
2ND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



ST. BOTOLPHS CRESCENT, LINCOLN, LN5 8BJ

TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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