



Shawbury Close, Lincoln



£160,000

- Mid-Terrace House
- Well Presented Throughout
- Two Bedrooms
- Cul-De-Sac Postion
- NO ONWARD CHAIN
- Garage and Parking
- Freehold
- EPC rating C



Well presented TWO BEDROOM Mid-Terrace House located in the popular area of Doddington Park Boasting a Cul De Sac position and only a short walk from the local primary school, shops and doctors. The property also benefits from gas central heating, uPVC double glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Porch, Hall, Modern Kitchen, Lounge Diner and Conservatory to the ground floor. To the first floor there are Two Bedrooms and Shower room. External to the front of the property there is a lawned garden and path leading to the front door. To the rear of the property there is an enclosed south facing lawned garden with patio. The property further benefits from a single garage in a block.

Porch

With a upvc entrance door to the front aspect and a door to the entrance hall.

Entrance Hall

With stairs to the first-floor landing.

Kitchen

7'7" x 7'4" (2.3m x 2.2m)

With window to the front aspect, tiled flooring, base and eye level units with worktops, tiled splashback, stainless steel sink, built in electric oven, gas hob with extractor, plumbing for washing machine and undercounter appliance space.



Lounge

14'8" x 13'0" (4.5m x 4m)

With sliding doors to the conservatory, tv point and radiator.

Conservatory

12'5" x 7'0" (3.8m x 2.1m)

With windows, upvc doors to the garden and tiled floor.

Landing

With stairs to the ground floor.

Bedroom One

12'10" x 10'0" (3.9m x 3m)

With window to rear aspect, walk in storage cupboard and radiator.

Bedroom Two

9'8" x 6'7" (2.9m x 2m)

With window to the rear aspect and radiator.

Shower Room

With window to front aspect, wet room shower, pedestal wash basin and low level wc.

Outside

To the front of the property the garden is open plan and laid to lawn, to the rear there is an enclosed south facing garden laid to lawn with fencing. Adjacent to the property is a single garage.

Agents Note

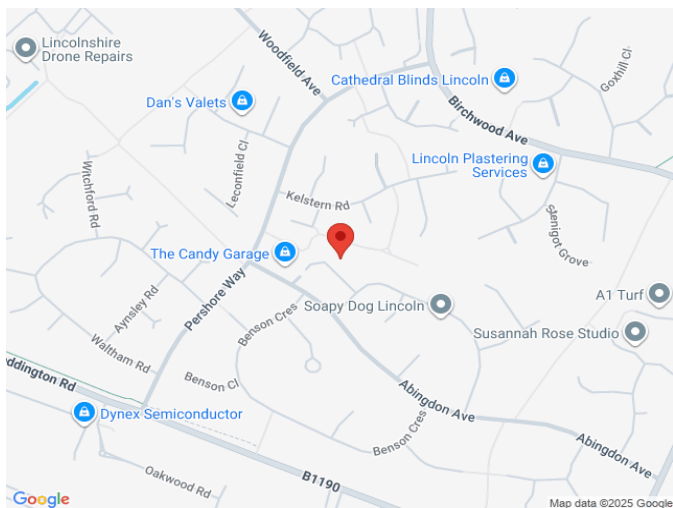
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Floorplan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of above, windows, doors 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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		