



Charles Street, Lincoln



3



1



2

£130,000

- End of Terrace
- Three Bedrooms
- Two Reception Rooms
- Popular Location
- GCH & uPVC Double Glazing
- Courtyard Garden
- On Street Parking
- EPC rating E



Three Bedroom End of Terrace house located in the popular area of Sincil Bank. Perfectly positioned within walking distance of Lincoln City Centre, Lincoln Train Station, local shops, supermarkets, schools, the University of Lincoln and a range of other local amenities.

The property is also within easy reach of the High Street, local bars and restaurants, as well as Lincoln City Football Club, making it an ideal location with everything you need close by.

The accommodation on offer comprises Lounge, Dining Room, Inner Hall, Kitchen and Bathroom to the ground floor. To the first floor there are Three Bedrooms with Bedroom Three being access via Bedroom Two. Externally the property offers a courtyard garden with outbuilding.

Lounge

3.65m x 3.67m (12'0" x 12'0")

External door and window to front aspect, feature fireplace and radiator.

Inner Hal

Stairs to first floor.



Dining Room

3.65m x 3.62m (12'0" x 11'11")

Window to rear aspect, understairs cupboard and radiator.

Kitchen

1.83m x 3.14m (6'0" x 10'4")

Window to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, freestanding cooker, space and plumbing for washing machine.

Rear Lobby

External door to side aspect.

Bathroom

1.83m x 2.04m (6'0" x 6'8")

Window to side aspect and fitted with panel bath with shower over, wash hand basin and low level WC.

Landing

Access to all rooms

Bedroom One

3.64m x 3.68m (11'11" x 12'1")

Window to front aspect, built in wardrobe and radiator.

Bedroom Two

3.64m x 3.66m (11'11" x 12'0")

Window to rear aspect and radiator

Bedroom Three

3.1m x 1.82m (10'2" x 6'0")

Accessed through bedroom two. Window to side aspect and radiator.

Outside

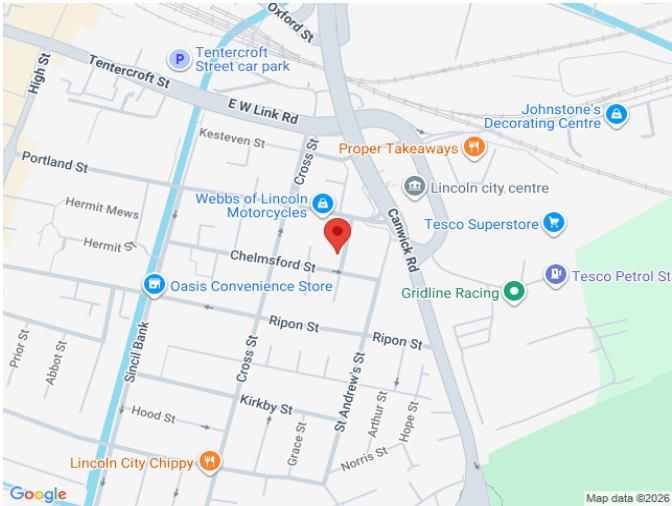
To the rear of the property there is an enclosed courtyard garden with out building.



Agent Note

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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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