



Fairfax Street, Lincoln



£170,000

- Semi-Detached House
- Two Double Bedrooms
- Popular Location
- Enclosed Garden with Office
- Driveway
- Upstairs Bathroom
- Freehold
- EPC Rating C



A well presented two double bedroom semi-detached home, conveniently located on Fairfax Street within easy reach of Lincoln city centre. Perfectly positioned for access to a wide range of amenities, the property is close to local shops, schools, eateries and public transport links.

The accommodation on offer comprises Kitchen, Lounge Diner and WC to the ground floor. To the first floor there are Two Double Bedrooms and Family Bathroom. Externally to the front of the property there is a driveway for one car and storage cupboard. To the rear of the property there is an enclosed lawned garden with covered patio area, garden office with power and lighting and benefits from side access. The property further benefits from Gas Central Heating and uPVC Double Glazing.

Kitchen 9'1" x 8'6" (2.8m x 2.6m)

With the entrance door and window to the front aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor hood, space for a washing machine and stairs rising to the first floor.

Lounge Diner 14'10" x 12'0" (4.5m x 3.7m)

With french doors to the rear aspect, access to under stairs storage and radiator.



WC

Fitted with a low level wc and wash hand basin.

Landing

With stairs to the ground floor.

Bedroom One 12'0" x 9'3" (3.7m x 2.8m)

With windows to the rear aspect and radiator.

Bedroom Two 8'1" x 12'1" (2.5m x 3.7m)

With windows to the front aspect, access to storage and radiator.

Bathroom

Fitted with a low level wc, wash hand basin, panelled bath with shower over and radiator.

Outside

To the front of the property is an allocated parking space.

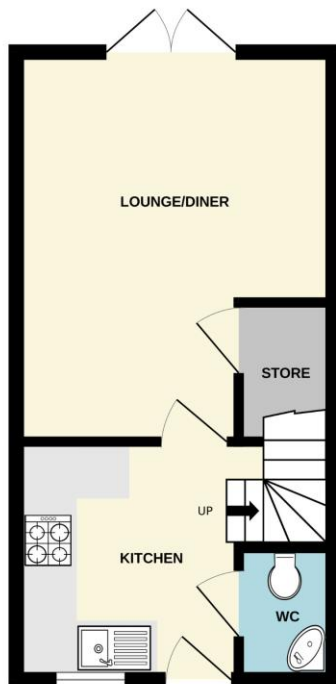
To the rear of the property there is a lawned garden with covered patio, garden office with power and lighting and benefiting from side access.

Agents Note

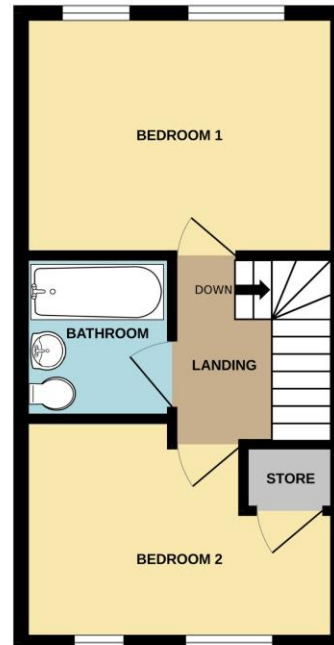
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



FLOORPLAN

TOTAL FLOOR AREA : 580 sq.ft. (53.8 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.
Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 **NEWTONFALLOWELL**

Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk