



Burton Mews, Lincoln

 2  3  2

£290,000



## Key Features

- Modern Townhouse
- Balcony
- Two Bedrooms
- Modern Kitchen, & Shower Room
- Popular Location
- NO ONWARD CHAIN
- EPC rating C
- Freehold





Rare opportunity to purchase this WELL PRESENTED TWO BEDROOM End Townhouse, situated on a private development in the sought after uphill Lincoln area. Offering open plan Living with a 24ft Kitchen Living area and 24ft Lounge with vaulted ceiling. Also benefiting from being within walking distance of Bailgate, Cathedral Quarter and City Centre and the host of amenities they offer.

The accommodation of offer comprises Entrance Hall, Two Double Bedrooms with En-suite to the main and Shower Room to the ground floor. To the first floor there is a WC and 24ft Open plan kitchen Living area and to the second floor there is a lounge with balcony. Externally the property offers private parking and to the rear of the property there is an enclosed garden with patio and artificial lawn.

#### Entrance Hall

With entrance door to the front aspect, access to storage cupboards and stairs to the stairs to the first floor.

#### Bedroom One 10'3" x 10'0" (3.1m x 3m)

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

#### En-Suite 10'0" x 3'0" (3m x 0.9m)

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

#### Bedroom Two 10'5" x 11'10" (3.2m x 3.6m)

With a window to the side aspect, french doors to the rear aspect and radiator.

#### Shower Room 6'9" x 7'11" (2.1m x 2.4m)

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

#### Kitchen/Diner 21'8" x 19'6" (6.6m x 5.9m)

With windows to the front, rear and side aspects, stairs to the ground and second floor. Fitted with a range of wall and base units with worktops over, two single ovens, four gas hob with extractor over, dishwasher, sink with drainer unit and breakfast island.

#### Hallway

With stairs to the second floor and access to the WC.

#### WC 3'0" x 6'9" (0.9m x 2.1m)

With a window to the rear aspect, low level WC, wash hand basin and radiator.

#### Lounge 21'8" x 19'7" (6.6m x 6m)

With windows to the side and rear aspects, skylight windows to the rear aspect, stairs to the first floor, sliding doors to the balcony and radiator.

#### Balcony 5'11" x 12'4" (1.8m x 3.8m)

With sliding doors to the lounge.

#### Outside

With a parking space providing off-street parking.

#### Agents Note

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BURTON MEWS, LINCOLN, LN1 3JP

TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

