



Westgate, Lincoln



£176,000

- Bay Fronted Terraced House
- Three Bedrooms
- Two Reception Rooms
- NO ONWARD CHAIN
- Uphill Location
- Refurbishment Needed
- Freehold
- EPC rating E



Spacious THREE BEDROOM Terrace house located in the highly sought-after Uphill Lincoln Area. The property benefits from being with in walking distance of the Bailgate, Cathedral quarter and has Castle Views.

The property is in need of FULL REFURBISHMENT and the accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen and Bathroom to the ground floor. To the first floor there are Three Bedrooms. Outside the property to the rear there is a small courtyard garden.

Entrance Hall

External door to front aspect and stairs to first floor.

Lounge 13'0" x 13'1" (4m x 4m)

Bay window to front aspect, feature fireplace and radiator.

Dining Room 13'0" x 13'1" (4m x 4m)

Window to rear aspect, understairs cupboard and radiator.

Kitchen 10'0" x 6'0" (3m x 1.8m)

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

Rear Lobby

External door to side aspect.

Bathroom 6'0" x 7'0" (1.8m x 2.1m)

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



Landing

Access to roof space.

Bedroom One 13'0" x 12'8" (4m x 3.9m)

Window to rear aspect, storage cupboard and radiator.

Bedroom Two 9'9" x 8'7" (3m x 2.6m)

Window to front aspect and radiator.

Bedroom Three 13'3" x 7'0" (4m x 2.1m)

Window to front aspect and radiator.

Outside

To the rear of the property there is a enclosed courtyard garden.

Flying Freehold

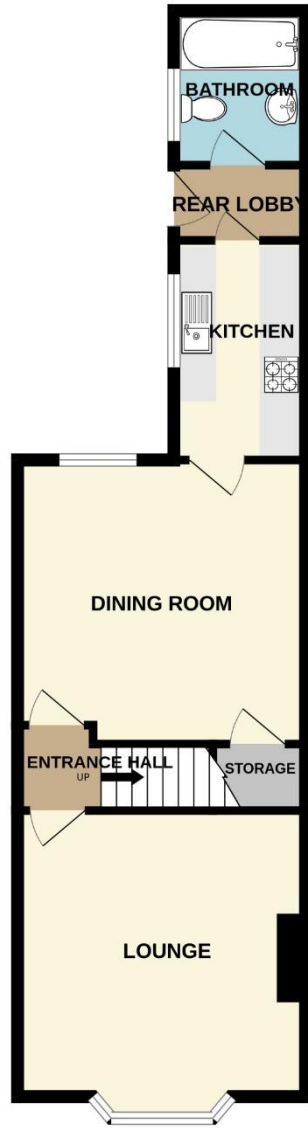
Please note that this property may be subject to a flying freehold.

Agent Note

All services/appliances have not and will not be tested and remain switched off.

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



1ST FLOOR



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		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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