NEWTON FALLOWELL



Swaby Close, Lincoln

2 1 1

£160,000

- Semi-Detached House
- Two Bedrooms
- NO ONWARD CHAIN
- Ample Parking
- GCH & uPVC Double Glazing
- Popular Location
- Tenure: Freehold
- EPC Rating TBC







Well presented two bedroom semi detached house located to the north of the City of Lincoln. The property is ideally positioned within walking distance of a range of local amenities including supermarkets, convenience stores, schools, a doctor's surgery, pharmacy, library and community hub, with regular bus services providing easy access to Lincoln City Centre. The nearby Carlton Centre also offers a wider selection of shops and everyday amenities. The property further benefits from Gas Central Heating, new boiler installed December 2025, uPVC Double Glazing and is being sold with NO ONWARD CHAIN.

The accomondation on offer comprises Entrnace Hall, Lounge Diner and Kitchen to the ground floor. To the first floor there are Two Double Bedrooms and Family Bathroom. Externally to the front there is a private driveway with room for up to four cars. To the rear of the garden there is an enclosed court yard with access to two out buildings.

Entrance Hall

With a window to the side aspect and stairs to the first floor.

Lounge/Diner

With windows to the front and rear aspects and radiator.









KItchen
12'4" x 7'5" (3.8m x 2.3m)
With a window to the rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor hood over and door leading to the passageway.

Passageway
With access to two storage rooms.

Landing
With stairs to the ground floor.

Bedroom One
14'2" x 8'10" (4.3m x 2.7m)
With a window to the front aspect, storage cupboard and radiator.

Bedroom Two
9'10" x 8'1" (3m x 2.5m)
With a window to the rear aspect and radiator.

Bathroom
6'4" x 5'7" (1.9m x 1.7m)
With a window to the rear aspect, panelled bath with shower over, low level wc, wash hand basin, storage cupboard and radiator.

Outside
To the front of the property there is a private driveway with room for up to four card. To the rear of the property there is an enclosed courtyard with access to two out buildings.

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
463 sq.ft. (43.1 sq.m.) approx.

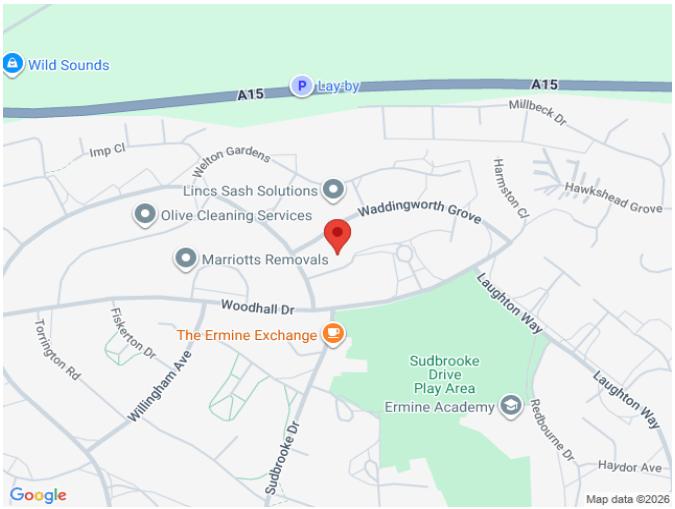
1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



SWABY CLOSE, LINCOLN, LN2 2AH

TOTAL FLOOR AREA : 782 sq.ft. (72.7 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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01522 516590
lincoln@newtonfallowell.co.uk