



Cranwell Street, Lincoln, LN5 8AJ

welcome to
Cranwell Street, Lincoln

Early viewing is essential for this modern and well presented terraced home, situated within a popular and well serviced area near to Lincoln City Centre. Boasting two/three double bedrooms, modern kitchen and shower room, enclosed rear garden and local access to amenities.



Entrance Hall

With double glazed front door and stairs rising to first floor.

Lounge / Bedroom Three

11' 10" x 14' 4" (3.61m x 4.37m)

With double glazed bay window to the front and radiator.

Dining Room

12' 5" x 11' 11" (3.78m x 3.63m)

With double glazed window to the rear and radiator.

Kitchen

9' 10" x 6' 4" (3.00m x 1.93m)

With double glazed windows to the side and rear, a modern fitted kitchen in a range of wall and base units with work surfaces, sink and drainer, induction hob with extractor fan above, electric oven, space for washing machine, space for fridge freezer and double glazed door to the rear garden.

Bedroom One

15' 10" x 9' (4.83m x 2.74m)

With two double glazed windows to the rear and storage cupboard.

Bedroom Two

12' 1" x 11' 11" (3.68m x 3.63m)

With double glazed window to the front and radiator.

Shower Room

With walk in shower, wc, wash hand basin, tiling to the floor, part tiling to the walls, storage cupboard, radiator and extractor fan.

Rear Garden

Property benefits from an enclosed rear garden with a patio area ideal for seating, a brick built outbuilding and an area of artificial lawn.

Vendor's Note

Our vendor advises this property benefits from having a new boiler fitted in January 2025 with a five year warranty and has a certificate of lawfulness, achieving £20,655 gross per year for the last tenancy. This home can be sold fully furnished or empty, subject to negotiations.



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welcome to

Cranwell Street, Lincoln

- NO ONWARD CHAIN
- WELL PRESENTED TERRACED HOME
- TWO/THREE DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- ENCLOSED REAR GARDEN WITH PATIO AREA

Tenure: Freehold
EPC Rating: D
Council Tax Band: A

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR123437 - 0005

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