



Foss Bank, Lincoln



£120,000

- Bay Fronted Terraced House
- Two Bedrooms
- Shower Room & En-Suite
- Views over the Canal
- Walking Distance of the University
- No Onward Chain
- Freehold
- EPC rating C



A two double bedroom bay-fronted terraced house overlooking the canal, offered for sale with no onward chain. The property is located within walking distance of Lincoln City Centre, Lincoln University and is on the countryside Fosdyke Canal walking route leading towards the Pyewipe Inn.

The accommodation is arranged over two floors and comprises an Entrance Hall, Lounge, Dining Room, Kitchen, and ground floor Shower Room. To the first floor are two double Bedrooms, with the main bedroom benefiting from an En-suite Bathroom.

The property further benefits from uPVC double glazing, Gas Central Heating and a courtyard garden to the rear.

Lounge 12'3" (into bay) x 11'2"

With uPVC door and bay window to front aspect, feature fire surround and radiator.

Dining Room 12'3" x 11'2" (3.7m x 3.4m)

With window to rear aspect, radiator and understairs storage cupboard.



Kitchen 15'3" x 6'3" (4.6m x 1.9m)

With glazed uPVC door and two windows to side aspect, radiator, a range of base and eye level units with worktops over, stainless steel sink with drainer, space and plumbing for washing machine, space for further appliances.

Shower Room 5'8" x 4'11" (1.7m x 1.5m)

With low level wc, wash hand basin, shower cubicle and radiator.

Bedroom One 12'3" x 11'2" (3.7m x 3.4m)

With window to rear elevation and radiator.

Bedroom Two 11'2" x 11'2" (3.4m x 3.4m)

With two windows to front elevation, radiator and storage cupboard.

Ensuite Bathroom 7'9" x 6'5" (2.4m x 2m)

With window to rear elevation, low level wc, wash hand basin, bath with mixer tap, radiator and Worcester Bosch combi boiler.

Outside

The property benefits from a block paved courtyard to the front of the property and a rear courtyard with gated access to the rear.

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
431 sq.ft. (40.0 sq.m.) approx.

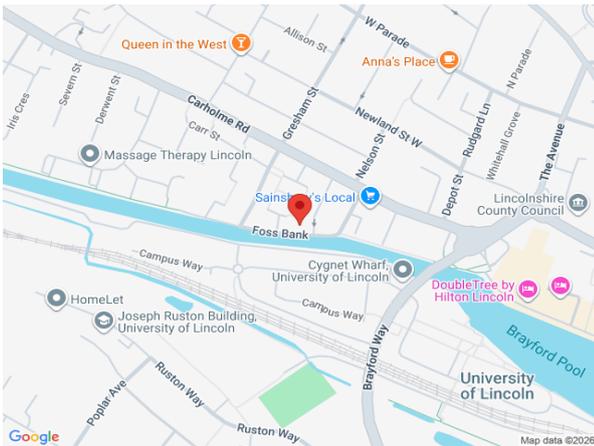
1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



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TOTAL FLOOR AREA : 778 sq.ft. (72.3 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	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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