NEWTONFALLOWELL



East View, Lincoln
£165,000

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Key Features

- Three Bedroom Semi-Detached House
- Three Reception Rooms
- Large Gardens (0.15 acre plot STS)
- No Onward Chain
- Cul-De-Sac Setting
- Village Location
- EPC rating E
- Freehold















A larger than average Three Bedroom Semi-Detached House located within a quiet Cul-De-Sac with Larger Than Average Gardens measuring 0.15acre (STS) and offered to the market with NO FORWARD CHAIN. The property benefits from Solid Fuel Central Heating and Double Glazing with the full accommodation comprising Entrance Hall, Dining Room, Lounge, Kitchen, Breakfast Room, Downstairs Shower Room, Three Bedrooms, and Family Bathroom. Outside there is Ample Off Road Parking with a Detached Single Garage, and the Rear Gardens are South Facing and Particularly Private with views over fields. The property internally would benefit from some Cosmetic Updating but offers huge potential to be a superb family home.

Dining Room 2.72m x 3.81m (8'11" x 12'6")

Lounge 4.34m x 3.84m (14'2" x 12'7")

Kitchen 3.15m x 1.85m (10'4" x 6'1")

Breakfast Room 2.11m x 4.98m (6'11" x 16'4")

Shower Room 2.14m x 1.42m (7'0" x 4'8")

Bedroom One 3.84m x 3.73m (12'7" x 12'2")

Bedroom Two 3.28m x 3.73m (10'10" x 12'2")

Bedroom Three 2.87m x 2.36m (9'5" x 7'8")

Bathroom 1.9m x 1.68m (6'2" x 5'6")





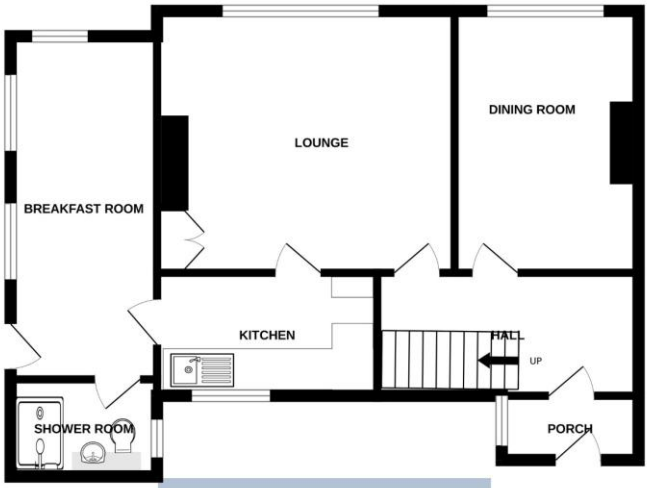




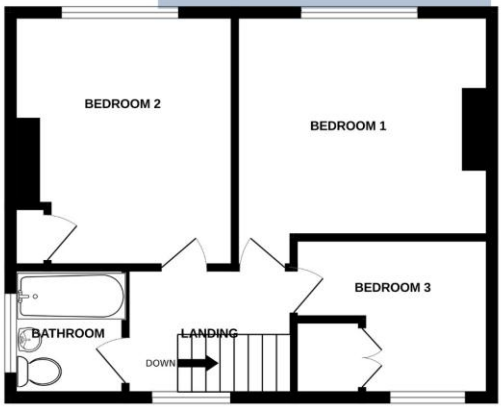




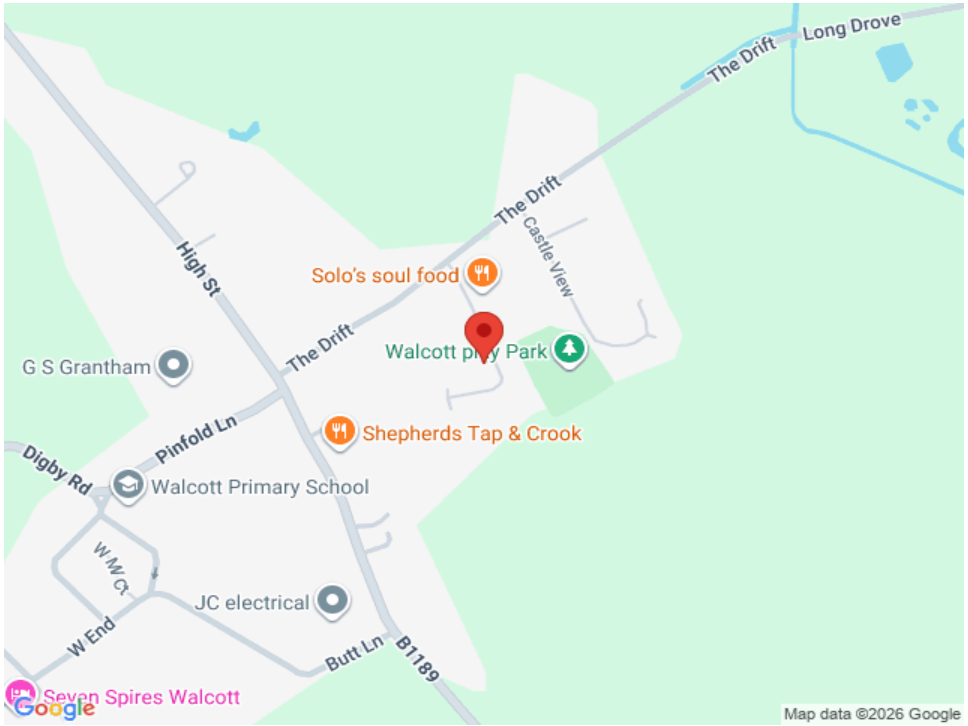
GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



mark Rice estate agents



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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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