



Chaucer Drive, Lincoln



3



1



2

£190,000

- End Of Terrace House
- Three Bedrooms
- Two Reception Rooms
- Ample Parking
- Enclosed Rear Garden
- GCH & uPVC Double Glazing
- Tenure: Freehold
- EPC Rating D



A well presented three bedroom end terrace home situated on the popular Chaucer Drive, ideally positioned within easy walking distance of local shops, supermarkets, schools, parks and regular bus routes, with excellent access to Lincoln city centre.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen and Dining Room to the ground floor. To the first floor there are Three Bedrooms and A Family Bathroom. Externally the property offers a driveway with room for Three Cars and lawned garden to the front. To the rear of the property there is an enclosed lawned garden with patio area. The property further benefits from gas central heating and uPVC double glazing throughout.

Entrance Hall

With storage cupboard and stairs to the first floor.

Lounge

14'8" x 11'0" (4.5m x 3.4m)

With a window to the front aspect and radiator.

Dining Room

10'9" x 10'5" (3.3m x 3.2m)

With a window to the rear aspect and radiator.



Kitchen

11'0" x 7'4" (3.4m x 2.2m)

With a window to the rear aspect and door leading to the rear garden. Fitted with wall and base units with worktops over, oven and hob with extractor hood and sink with drainer.

Landing

With stairs to the ground floor.

Bedroom One

15'0" x 11'3" (4.6m x 3.4m)

With a window to the front aspect and radiator.

Bedroom Two

10'6" x 9'7" (3.2m x 2.9m)

With a window to the rear aspect and radiator.

Bedroom Three

8'5" x 7'8" (2.6m x 2.3m)

With a window to the rear aspect and radiator.

Bathroom

8'0" x 5'7" (2.4m x 1.7m)

With a window to the front aspect, panelled bath with shower over, low level wc, wash hand basin and radiator.

Outside

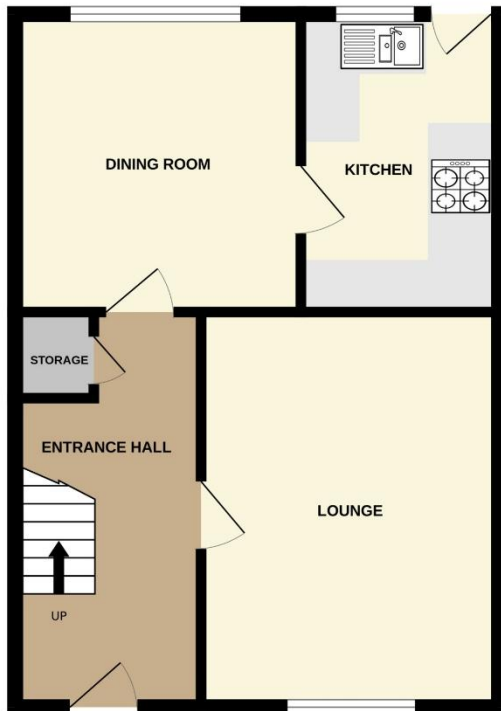
To the front of the property there is ample parking and a lawned garden. To the rear of the property there is an enclosed lawned garden and patio area.

Agents Note

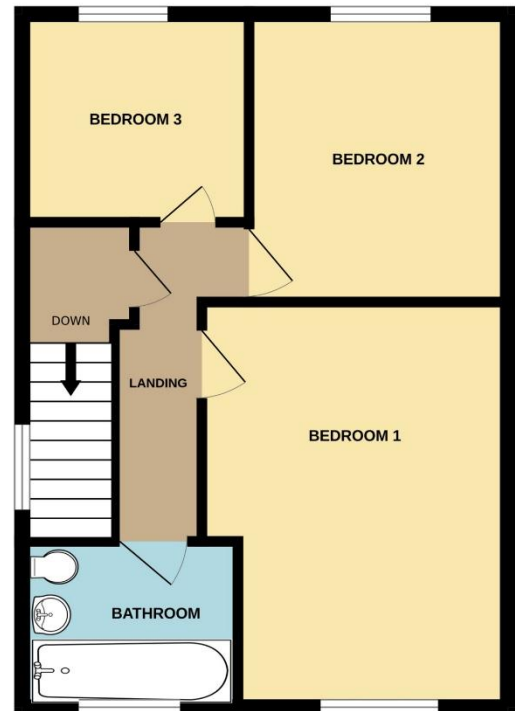
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GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



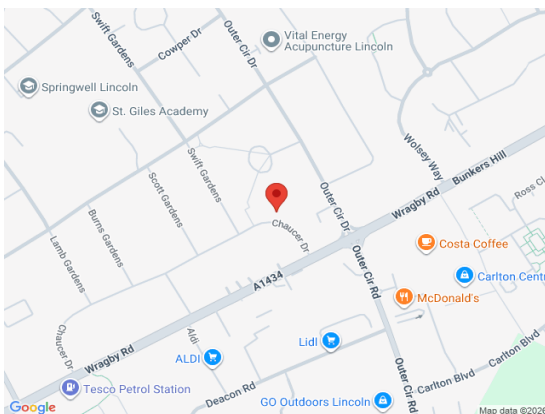
1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



101 CHAUCER DRIVE LN2 4LT

TOTAL FLOOR AREA : 920 sq.ft. (85.5 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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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