NEWTON FALLOWELL



Appleby Way, Lincoln

3 1 1

£175,000

- Three Bedroom Terrace House
- No Onward Chain
- Generous Lounge with French Doors to the Garden
- Spacious Fitted Kitchen Diner
- Off Street Parking To The Rear
- Enclosed Rear Garden
- Convenient access to the A46, local schools and amenities
- EPC Rating C







NO ONWARD CHAIN A well presented three bedroom terraced house, situated in a popular residential area of Lincoln, conveniently located for local schools, amenities and easy access to the A46.

The accommodation comprises an entrance hall, downstairs WC and a spacious fitted kitchen diner. The generous lounge provides a comfortable living space, with French doors opening directly onto the enclosed rear garden. There is also a useful understairs storage cupboard.

To the first floor are three bedrooms, including two doubles and a single, together with a family bathroom fitted with a bath and shower.

Outside, the property benefits from off street parking to the rear and an enclosed rear garden, predominantly laid to lawn.

Further benefits include gas central heating and no onward chain, making this an excellent opportunity for first-time buyers, families or investors. Early viewing is highly recommended.









Entrance Hall
Door to front aspect, radiator and stairs to first floor.

Cloakroom
Window to front aspect. Fitted with a low level wc, wash hand basin and radiator.

Dining Kitchen
44'3" x 37'6" (13.5m x 11.4m)
Window to front aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over. Fitted oven with four gas burner hob with extractor hood over. Wall mounted gas central heating boiler housed in wall unit.

Living Room
47'10" x 36'11" (14.6m x 11.3m)
Window and door to rear aspect. Radiator and understairs storage cupboard.

Landing
Radiator and loft access.

Bedroom One
41'0" x 31'5" (12.5m x 9.6m)
Two windows to front aspect, radiator, built in wardrobes and built in storage cupboard.

Bedroom Two
31'2" x 27'7" (9.5m x 8.4m)
Window to rear aspect and radiator.

Bedroom Three
21'1" x 20'9" (6.4m x 6.3m)
Window to rear aspect and radiator.

Bathroom
27'7" x 17'6" (8.4m x 5.3m)
Fitted with a panelled bath with glazed shower screen, low level wc and wash hand basin. Part tiled walls, radiator and extractor fan.



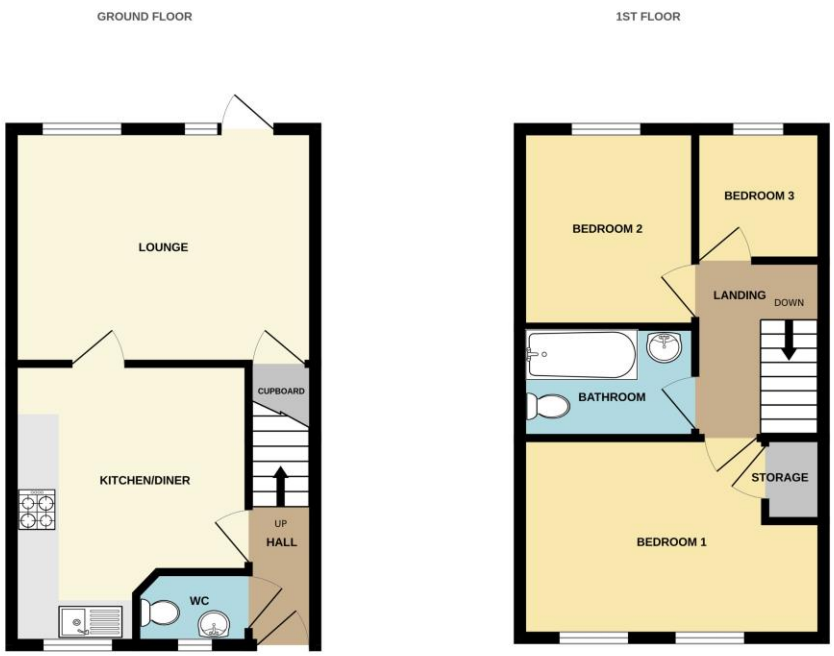
Outside

To the front of the property is a paved pathway leading to the front door.
To the rear of the property is a lawned garden with gated access.
To the rear of the property is two enclosed off road parking spaces.

Agents Note

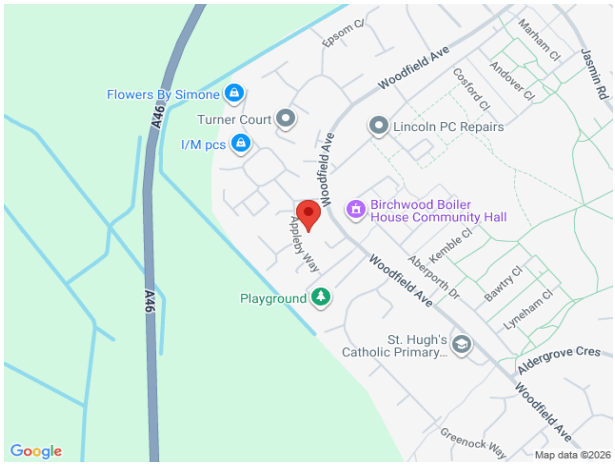
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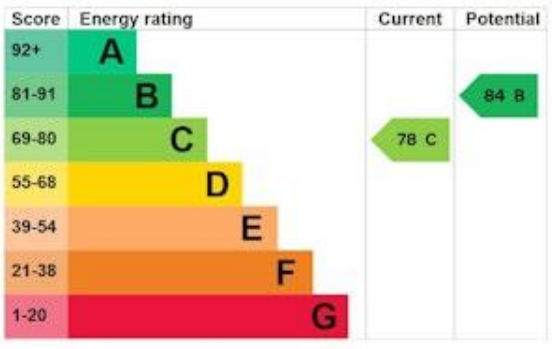
Floorplan



23 APPLEBY WAY, LINCOLN, LN6 0BU

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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