



- No Onward Chain
- Period Terraced House
- 4 Bedrooms
- Three Floors

- Two Bathrooms
- Bay Fronted Lounge & Separate Dining Room
- Low Maintenance Garden
- Ten Minute Walk To Lincoln

Cromwell Street, Monks Road, LN2 5LP  
£164,950





This impressive city centre townhouse presents a fantastic opportunity for buyers seeking a spacious four-bedroom home over three well-planned storeys. The ground floor layout consists of two separate reception rooms leading through to a modern kitchen and a convenient family bathroom. Upstairs, the first floor hosts two double bedrooms and a stylish walk-in shower room, while the second floor accommodates the remaining two bedrooms. The exterior offers a private, easy-care rear garden complete with a useful outbuilding. Positioned ideally for easy access to Lincoln County Hospital and the bustling amenities of the High Street, the property also sits within walking distance of the Arboretum. Available with no onward chain, this versatile home is ready for immediate viewing. Contact us today to secure your appointment. Council tax band: A. Freehold.



## Lounge

Composite front door entry to the front aspect, a uPVC double-glazed bay window to the front aspect, a radiator, and a coved ceiling. Access to the inner lobby leading onto the dining room.

## Inner Lobby

Having stairs rising to the first floor.

## Dining Room

11' 11" x 12' 4" (3.63m x 3.76m)

Having a uPVC double-glazed window to the rear aspect, a radiator, an understairs cupboard with a consumer unit, and meters. Access to:

## Kitchen

13' 0" x 6' 1" (3.96m x 1.85m)

Having a range of eye and base level units with counter worktops, an integrated oven, a 4-ring gas hob, an extractor hood over, an integrated fridge freezer, a uPVC double-glazed window to the side aspect, space and plumbing for a washing machine and uPVC double-glazed window and an external door to the side aspect. External access to:

## Ground Floor Bathroom

5' 5" x 6' 1" (1.65m x 1.85m)

Three-piece suite comprising a panelled bath with a showerhead over and an aquaboard surround, a pedestal hand wash basin unit, a low-level WC, a chrome heated hand towel rail, an extractor unit, and a uPVC double-glazed obscured window to the side aspect.

## First Floor Landing

### Bedroom 1

11' 11" x 11' 0" (3.63m x 3.35m)

Having a uPVC double-glazed window to the front aspect and a radiator.

### Bedroom 2

8' 7" x 9' 10" (2.61m x 2.99m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

## Walk-In Shower Room

5' 7" x 12' 0" (1.70m x 3.65m)

Tiled floor and a surround, a low-level WC, a pedestal hand wash basin unit, a chrome heated hand towel rail, an extractor unit, and a walk-in shower with aquaboard surround.

## Second Floor Landing

### Bedroom 3

11' 11" x 11' 0" (3.63m x 3.35m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a built-in wardrobe.

### Bedroom 4

8' 1" max x 11' 11" max (2.46m x 3.63m)

A radiator, a Velux skylight, and restricted ceiling heights.

## Outside Rear

Low-maintenance garden with paving and artificial turf. Access to a shared passageway. Outbuilding utilised for storage.

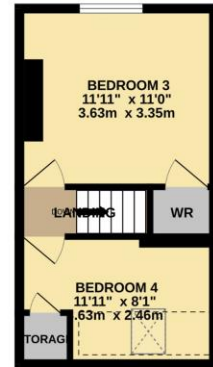
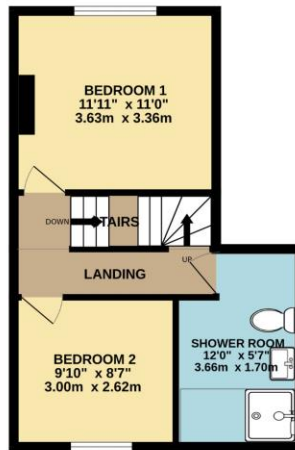




GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR  
383 sq.ft. (35.4 sq.m.) approx.

2ND FLOOR  
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

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