NEWTON FALLOWELL

Maidment Drive, Lincoln

2 1 1

£995 PCM

- ** Video Tour Available **
- Available Now
- Two Double Bedrooms with wardrobes
- Lounge & Kitchen Diner
- Driveway & Gardens
- Deposit: £1148
- Holding Deposit: £229
- EPC rating C

** Virtual Viewing ** Available Now. TWO DOUBLE BEDROOM Semi Detached House situated in the popular St. George's Development on the west side of Lincoln city. The well presented accommodation comprises Entrance Hall, Lounge, Dining Kitchen with appliances, Cloak Room, Landing, Two Double Bedrooms and Bathroom. Outside a driveway providing off road parking and an enclosed rear garden.

Entrance Hall

Door to front aspect, stairs to first floor.

WC

Window to front aspect. Fitted with low level wc and wash hand basin. Radiator.

Lounge

12'5" x 10'6" (3.8m x 3.2m)

Windows to both front and side aspects, radiator and laminate flooring.

Dining Kitchen

13'9" x 8'6" (4.2m x 2.6m)

Window and patio doors to rear aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over. Include appliances: fitted oven, hob, extractor hood, washing machine and fridge freezer. Wall mounted gas central heating boiler housed in wall cupboard, understairs storage cupboard, laminate flooring and radiator.

Landing

Built in airing cupboard.

Bedroom One

13'0" x 10'0" (4m x 3m)

Two windows to the front aspect. Built in double wardrobe, further built in storage cupboard and radiator.

Bedroom Two

9'0" x 9'0" (2.7m x 2.7m)

Window to the rear aspect. Built in double wardrobe and radiator.

Bathroom

8'11" x 5'1" (2.7m x 1.5m)

Window to the rear aspect. Partly tiled with fitted low level wc, wash hand basin, panelled bath with wall mounted shower appliance and glazed shower screen. Radiator and extractor fan.

Outside

To the front of the property is a low maintenance gravelled garden, with path leading to the front door. Driveway to the side providing off road parking, with gated side access leading to the enclosed rear garden. The rear garden is tiered with a patio seating area, a gravelled area and the remainder is lawned. There is a timber shed.

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.
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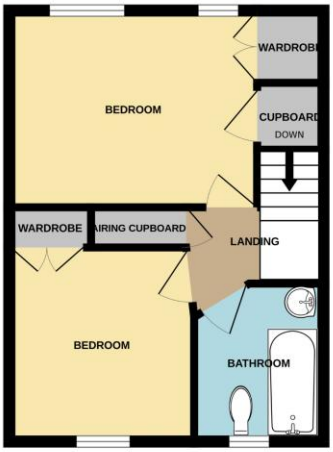
Floorplan

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



MAIDMENT DRIVE, LINCOLN LN1 1AL

TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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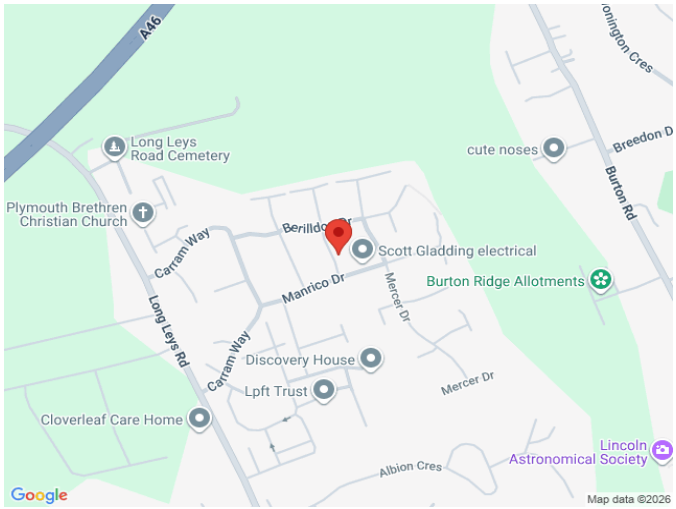

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