



Cabourne Avenue, Lincoln



**£169,950**

- Semi-Detached
- Two Bedrooms
- NO ONWARD CHAIN
- Driveway & Garden
- Modern Kitchen
- GCH & uPVC Double Glazing
- Popular Location
- EPC Rating D



**TWO BEDROOM** Semi-Detached located in the North of Lincoln. Perfectly positioned within walking distance of the Cathedral Quarter and City Centre. The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with **NO ONWARD CHAIN**.

The accommodation on offer comprises Entrance Hall, Lounge Diner and Kitchen to the ground floor. To the first floor there are Two Double Bedrooms and Shower Room. Externally to the front of the property there is a block paved driveway with room for Three Cars. To the rear of the property there is an enclosed lawned garden with patio area and out buildings.

**Entrance Hall 14'1" x 6'0" (4.3m x 1.8m)**

With a window to the side aspect, entrance door, stairs to the first floor and cupboard.

**Lounge Diner 20'5" x 12'2" (6.2m x 3.7m)**

With windows to the front, rear aspects and radiator.

**Kitchen 8'3" x 9'10" (2.5m x 3m)**

With a window to the rear aspect. Fitted with a range of wall and base units, sink with drainer, single oven, four ring gas hob with extractor over, slim dishwasher and plumbing for a washing machine.



### Landing

With a window to the front aspect, stairs to the ground floor and storage cupboard.

### Bedroom One 11'3" x 12'1" (3.4m x 3.7m)

With a window to the front aspect and radiator.

### Bedroom Two 8'9" x 12'1" (2.7m x 3.7m)

With a window to the rear aspect and radiator.

### Shower Room 5'9" x 5'10" (1.8m x 1.8m)

With a window to the rear aspect, low level wc, wash hand basin, enclosed shower and radiator.

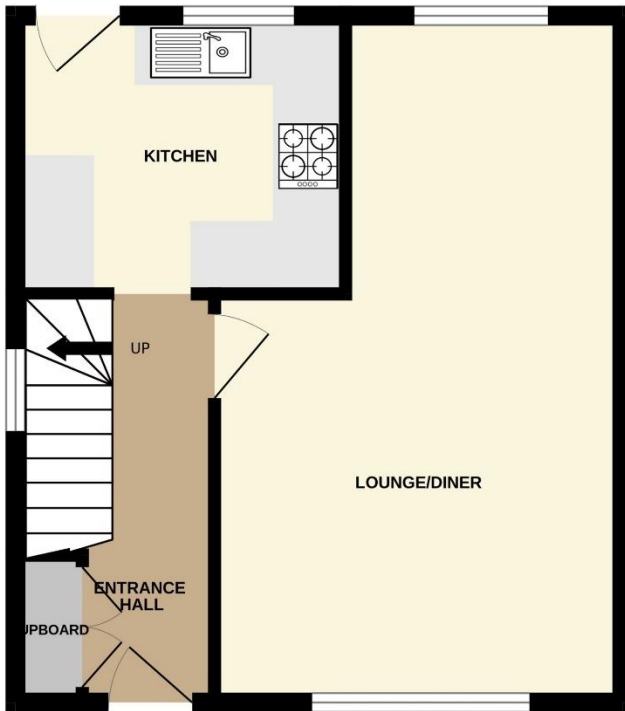
### Outside

To the front of the property is a driveway for multiple cars and access to the side of the property. To the rear of the property is an enclosed garden with a lawn and patio.

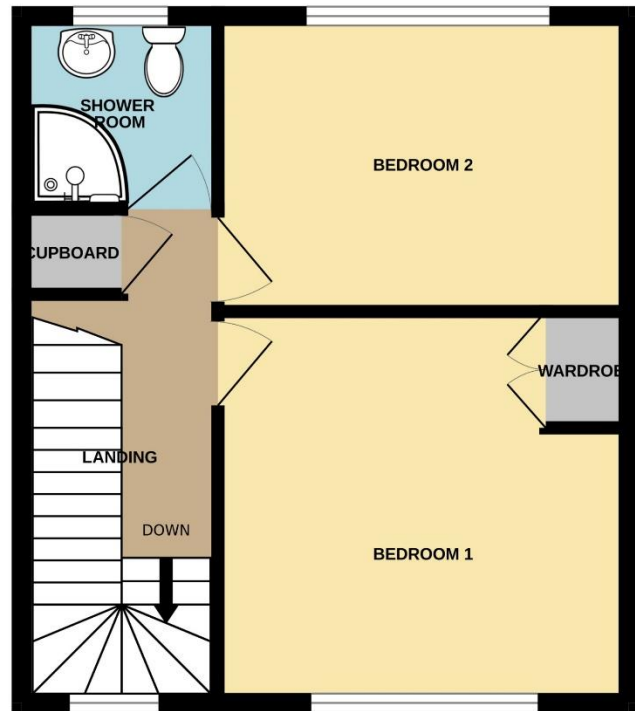
### Agents Note

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.

**GROUND FLOOR**  
368 sq.ft. (34.2 sq.m.) approx.



**1ST FLOOR**  
368 sq.ft. (34.2 sq.m.) approx.



CABOURNE AVENUE, LINCOLN, LN2 2HP

TOTAL FLOOR AREA : 736 sq.ft. (68.4 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		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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