



- No Onward Chain
- Period Townhouse
- Four Bedrooms
- Three Floors
- Two Reception Rooms
- Courtyard Garden
- Close To Lincoln County Hospital
- City Centre Living

Cromwell Street, Monks Road, LN2 5LP  
£165,000





This period three-storey townhouse offers an expansive four-bedroom layout perfectly positioned for city centre living. The ground floor features two distinct reception rooms, with a bay fronted lounge that flows into a contemporary kitchen and a practical downstairs WC. On the first floor, you will find two well-proportioned bedrooms and a sleek family bathroom, while the top floor provides two additional bedrooms. Outside, a low-maintenance private garden includes a courtyard arrangement. Ideally located near Lincoln County Hospital, the Arboretum, and the vibrant High Street, this chain-free property is a superb versatile family home or investment. No Onward Chain. Council tax band: A. Freehold.



## Lounge

A radiator, wood effect laminate flooring, a uPVC double-glazed bay window to the front aspect, a uPVC front door entrance to the front aspect, skirting board with beading, Virgin Media broadband point, and a range of power sockets.

## Dining Room

11' 11" x 12' 5" (3.63m x 3.78m)

A uPVC double-glazed window to the rear aspect, wood effect laminate flooring, and a radiator. Access to:

## Understairs Storage Cupboard

Consumer unit fitted in 2021. Electric and gas meter.

## Kitchen

13' 3" x 6' 7" (4.04m x 2.01m)

A range of eye and base level units with counter worktops, an integrated Lamona with 4-ring hob and extractor hood over, a radiator, a uPVC double-glazed window to the side aspect, and a uPVC door to the side aspect leading to the external rear garden. Access to:

## Downstairs WC

5' 1" x 6' 6" (1.55m x 1.98m)

Low-level WC, vanity hand wash basin unit, a wall-mounted chrome heated hand towel rail, a uPVC double-glazed obscured window to the rear aspect, an extractor unit, and a wall-mounted gas central heating Ideal combination Exclusive 2 boiler and carbon monoxide detector.

## First Floor Landing

## Bedroom 1

12' 0" x 10' 11" (3.65m x 3.32m)

Having a uPVC double-glazed window to the front aspect, a radiator, skirting board, Virgin Media broadband point, TV, and power points.

## Bedroom 3

8' 9" x 8' 9" (2.66m x 2.66m)

uPVC double-glazed window to the rear aspect, TV point, and power points.

## Bathroom

8' 8" x 6' 4" (2.64m x 1.93m)

Three-piece suite comprising panelled bath with mains-fed shower, a vanity hand wash basin unit, a low-level WC, a wall-mounted chrome heated hand towel rail, an extractor unit, full tiled surround and wood-effect vinyl flooring, and a uPVC double-glazed obscured window to the rear aspect.

## Bedroom 2

10' 11" x 12' 1" (3.32m x 3.68m)

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

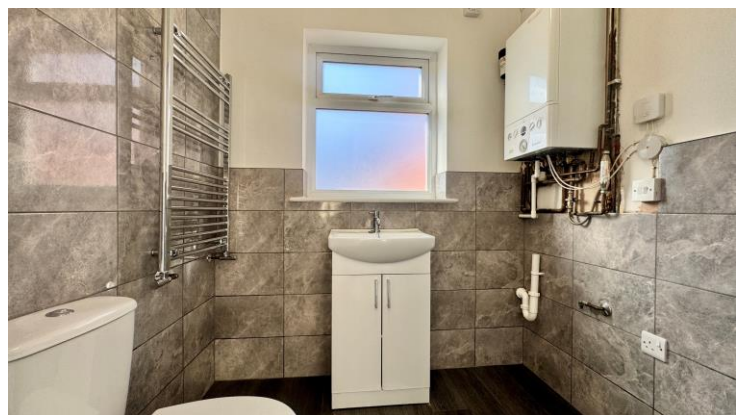
## Bedroom 4

5' 5" x 15' 8" (1.65m x 4.77m)

A radiator and a Velux skylight with views of Lincoln Cathedral.

## Outside Rear

Enclosed paved courtyard with walled and fenced perimeters.

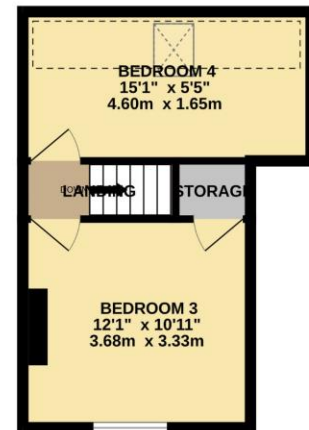
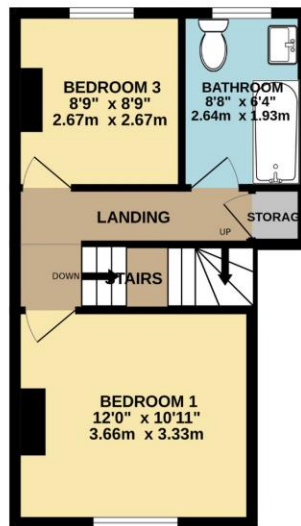
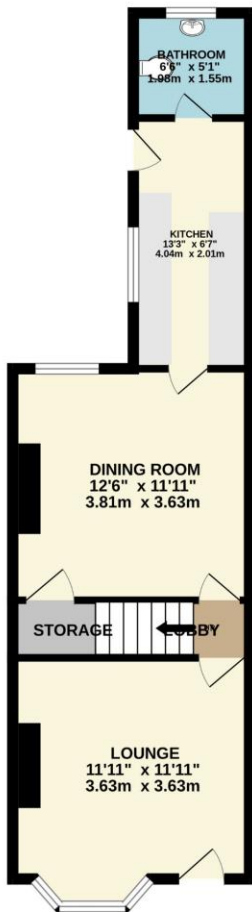




GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.

2ND FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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