



Francis Street, Lincoln



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2

£120,000

- End Of Terrace House
- Two Double Bedrooms
- Upstairs Bathroom
- NO ONWARD CHAIN
- Two Reception Rooms
- GCH & uPVC Double Glazing
- Tenure: Freehold
- EPC Rating D



Well presented TWO BEDROOM End Of Terrace located in the sought after area of Bracebridge. Perfectly positioned within walking distance of the local Schools, Supermarkets, Doctors and City Centre. The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The property accommodation comprises Lounge, Dining Room, Kitchen and Utility to the ground floor. To the first floor there are Two Double Bedrooms and Family Bathroom. Externally the property offers a enclosed courtyard garden with artificial grass and patio area.

Lounge 11'3" x 10'11" (3.4m x 3.3m)

With the entrance door and window to the front aspect, opening to the dining room and radiator.

Dining Room 12'2" x 10'11" (3.7m x 3.3m)

With window to the rear aspect and radiator.

Kitchen 10'9" x 6'3" (3.3m x 1.9m)

With window to the side aspect. Fitted with a range of wall and base units with worktops over, space for fridge freezer, integrated oven and hob with extractor over and sink with drainer unit.



Utility Room 4'9" x 6'3" (1.4m x 1.9m)

With door to the rear garden and opening to the kitchen.

Hall

With stairs to the first floor.

Landing

With stairs to the ground floor.

Bedroom One 11'4" x 10'11" (3.5m x 3.3m)

With window to the front aspect, access to storage cupboard and radiator.

Bedroom Two 13'4" x 8'1" (4.1m x 2.5m)

With window to the rear aspect and radiator.

Bathroom 7'11" x 6'1" (2.4m x 1.9m)

With window to the side aspect, low level WC, wash hand basin, panelled bath with shower over and radiator.

Loft

With velux windows and access by loft ladder.

Outside

To the front of the property is the entrance door and on-street parking.

To the rear of the property is an enclosed gravelled courtyard garden.

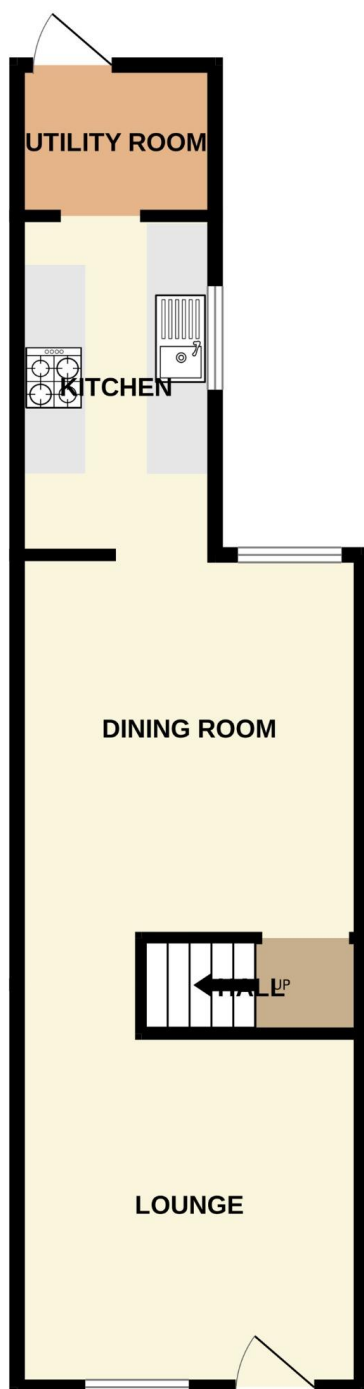
Agents Note

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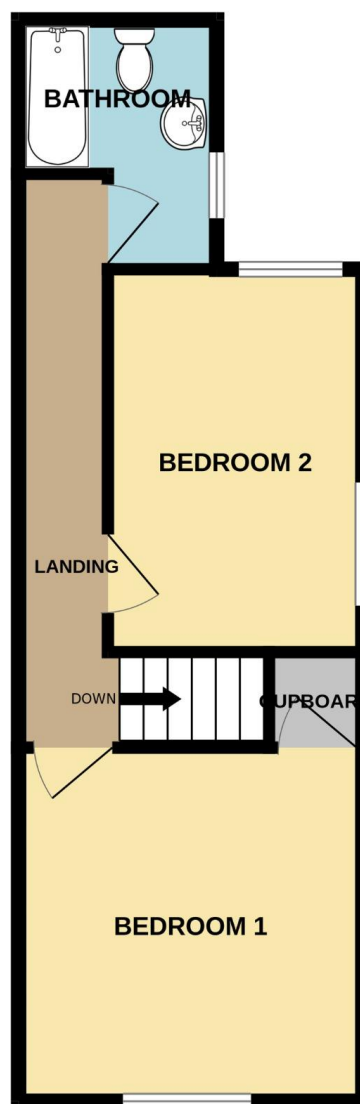


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



FRANCIS STREET, LINCOLN, LN5 8QG

TOTAL FLOOR AREA : 726 sq.ft. (67.4 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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