



King & Co.

5 LILLYS ROAD, LINCOLN, LN1 3DH  
GUIDE PRICE £174,950





This well-presented two-bedroom mid-terraced home is ideally located just a minute walk from the historic Bailgate and cultural quarter of Lincoln, renowned for its boutique shops, cafés, and restaurants. The property also benefits from a wide range of nearby local amenities.

Internally, the home offers a practical and well-proportioned layout comprising a spacious living room, kitchen diner, two bedrooms, family bathroom and a basement which is excellent for storage. Outside there is a delightful south-facing garden, perfect for enjoying outdoor relaxation and entertaining and on the (no through road) street there is resident permit parking.

- ~ Council Tax Band: A
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>



### **SERVICES**

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

### **TENURE**

We understand that the property is freehold. Vacant possession will be given upon completion.

### **VIEWINGS**

Strictly by prior appointment through the Agents office on 01522 525255

### **ANTI MONEY LAUNDERING**

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



