



Elsham Crescent, Lincoln



**£159,950**

- No Onward Chain
- Semi Detached House
- Two Bedrooms & Bathroom
- Kitchen with Appliances
- Rear Garden
- Bay Fronted Lounge
- Freehold
- EPC rating D



Well presented TWO BEDROOM Semi Detached House situated in Doddington Park. The accommodation comprises Lounge, Kitchen, Two Bedrooms and Bathroom. Outside there is off road parking, detached single garage and enclosed rear garden. The property is Gas Centrally Heated and uPVC Double Glazed. No Onward Chain.

#### Living Room 14'6" x 10'11" (4.4m x 3.3m)

Bay window to front aspect and door to side aspect. Radiator, coving to ceiling, stairs to first floor.

#### Kitchen 10'11" x 7'3" (3.3m x 2.2m)

Door and window to rear aspect. Fitted with a range of base and wall units with work surfaces over, stainless steel drainer sink unit with mixer tap over. Radiator.

#### Landing

Loft access and built in storage cupboard housing gas central heating boiler.

#### Bedroom One 10'11" x 8'0" (3.3m x 2.4m)

Two windows to front aspect, radiator and coving to ceiling.



### Bedroom Two 7'3" x 5'11" (2.2m x 1.8m)

Window to rear aspect, radiator and coving to ceiling.

### Bathroom

Window to side aspect. Fitted with a low level wc, wash hand basin, panelled bath with shower appliance and glazed shower screen. Coving to ceiling, part tiled floor and extractor fan.

### Outside

To the front of the property is a gravelled driveway and to the rear of the property is an enclosed low maintenance garden.

### Garage

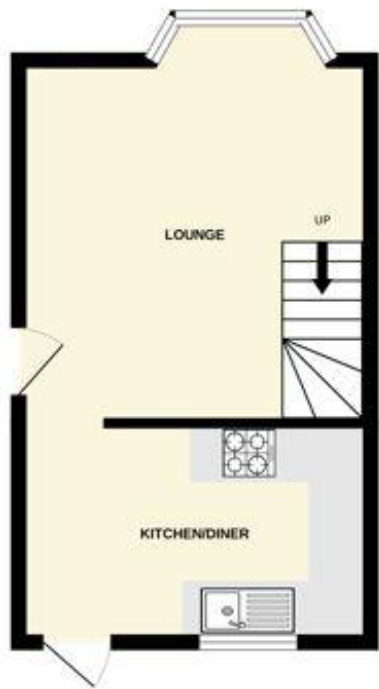
Up and over door and personal door to side aspect. Power and lighting.

### Agents Note

Please note that the seller of this property is an employee of Newton Fallowell.

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



1ST FLOOR

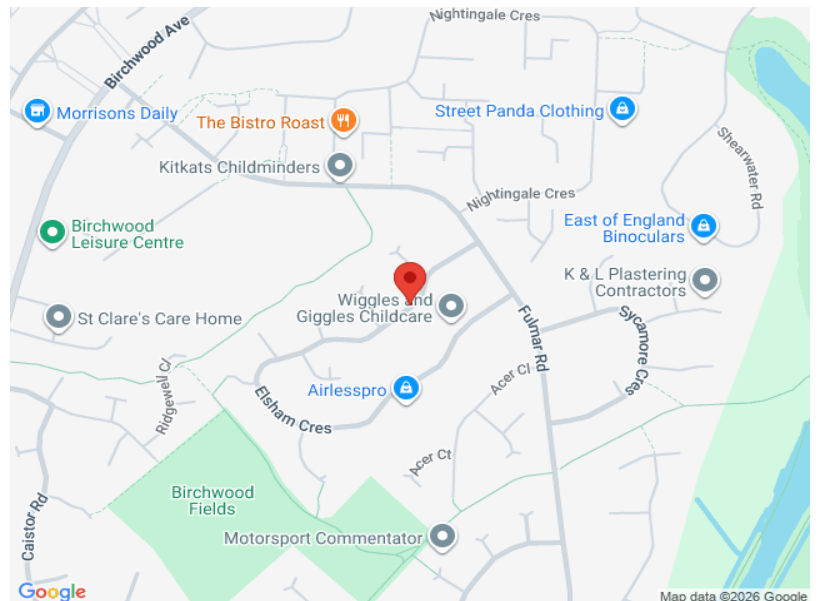


ELSHAM CRESCENT, LINCOLN, LN9 3YZ

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             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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