



Pitcairn Avenue, Lincoln



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**£107,500**

- Duplex Apartment
- One Bedroom
- Modern Through Out
- Fully Refurbished
- Allocated Parking
- Openplan Living
- Tenure: Leasehold
- EPC Rating C



Well presented ONE BEDROOM Duplex apartment. Located in the sought after area of Carlton Boulevard. The property has been full modernised by the current owner, making this an ideal first time buyer or investment property. Only a short walk from a host of amenities including supermarkets, schools, doctors and the County Hospital.

The accommodation on offer comprises Entrance Hall, Bedroom and Shower Room to the ground floor. To the first floor is an Open Plan Kitchen Living space. Outside the property there is one allocated parking space.

The property further benefits from gas central heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

### Entrance Hall

With a window to the front aspect and stairs to the first floor.

### Bedroom 10'8" x 7'11" (3.3m x 2.4m)

With windows to the side aspect, fitted wardrobe, dressing table, understairs cupboard and radiator.



### Shower Room 7'2" x 6'8" (2.2m x 2m)

With a low level wc, wash hand basin, enclosed shower, cupboard with space and plumbing for washing machine and a radiator.

### Lounge/Kitchen 14'3" x 14'3" (4.3m x 4.3m)

With windows to the front and side aspects, juliet balcony, stairs to the ground floor, fitted with wall and base units with worktops over, room for fridge/freezer, sink with drainer unit, single oven and electric four ring hob.

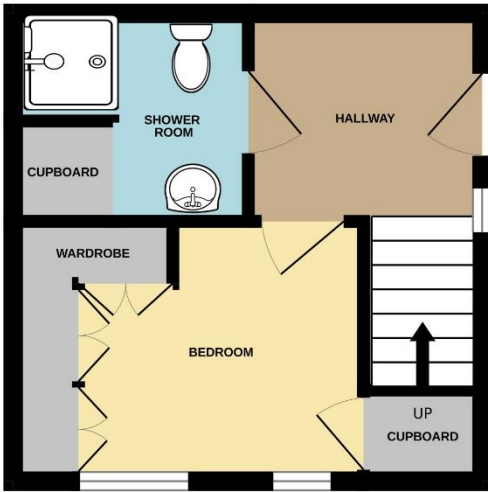
### Outside

With an allocated parking space.

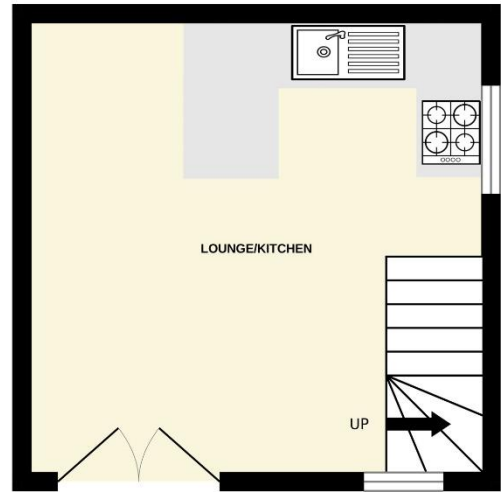
### Agents Note

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**  
202 sq.ft. (18.8 sq.m.) approx.



**1ST FLOOR**  
203 sq.ft. (18.8 sq.m.) approx.



PITCAIRN AVENUE, LINCOLN, LN2 4FT

TOTAL FLOOR AREA : 405 sq.ft. (37.6 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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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