



St. Botolphs Crescent, Lincoln

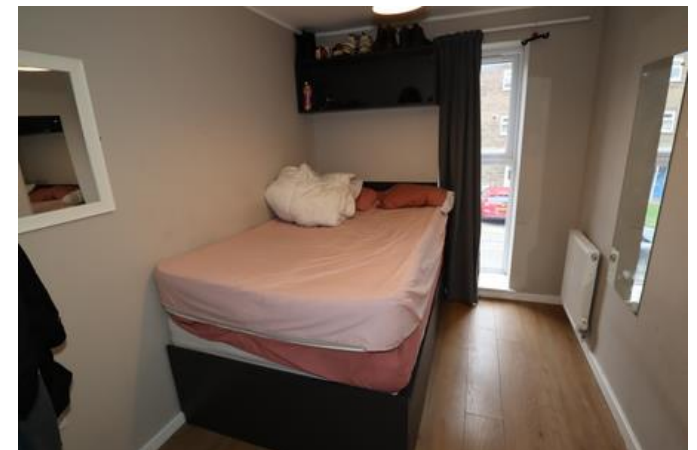
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£215,000



Key Features

- Mid Townhouse
- City Centre Location
- Four Bedrooms
- Two Ensuities
- Open Plan Living Accommodation
- Separate Shower Room
- EPC rating B
- Garden & Parking





Newton Fallowell are pleased to offer for sale, this three story townhouse with four double bedrooms, two en suites and further shower room with accommodation over three floors this town house is part of a small exclusive development in the city centre. The property comprises of entrance hall, downstairs cloakroom, open plan living space with kitchen having integrated appliances including fridge freezer and dishwasher. Two double bedrooms both with en suite shower rooms to the first floor and two more double bedrooms and shower room to the second floor. Outside there is an enclosed paved rear yard with allocated parking. The property benefits from upvc double glazing and gas central heating.

Entrance

The property is entered via a partly glazed door to the front elevation leading into the entrance hall with radiator, understairs cupboard with plumbing for washing machine and stairs to the first floor landing.

Downstairs Cloakroom

With low level wc and hand basin.

Open Plan Living Space 14'0" x 15'0" (4.3m x 4.6m)

With french door and window to the rear elevation, radiator and tv point.

Kitchen

With base and eye level units, worktop with splashback and sink inset, integrated appliances including oven, gas hob with extractor, integrated fridge freezer and dishwasher.

First Floor Landing

With stairs to second floor landing and window to the front elevation.

Bedroom 1 14'0" x 16'0" (4.3m x 4.9m)

With window to the rear elevation, radiator and en suite.

En Suite Shower Room 1

With shower cubicle, wash basin, low level wc and heated towel rail.

Bedroom 2 7'0" x 10'0" (2.1m x 3m)

With window to the front elevation, radiator and en suite.

En Suite Shower Room 2

With shower cubicle, wash basin, low level wc and heated towel rail.

Second Floor Landing

With stairs from the first floor and window to the front elevation.

Bedroom 3 11'0" x 14'0" (3.4m x 4.3m)

With window to the rear elevation and radiator.

Bedroom 4

With window to the front elevation and radiator.

Shower Room 6'0" x 7'0" (1.8m x 2.1m)

With walk in double shower cubicle, washbasin, low level wc and heated towel rail.

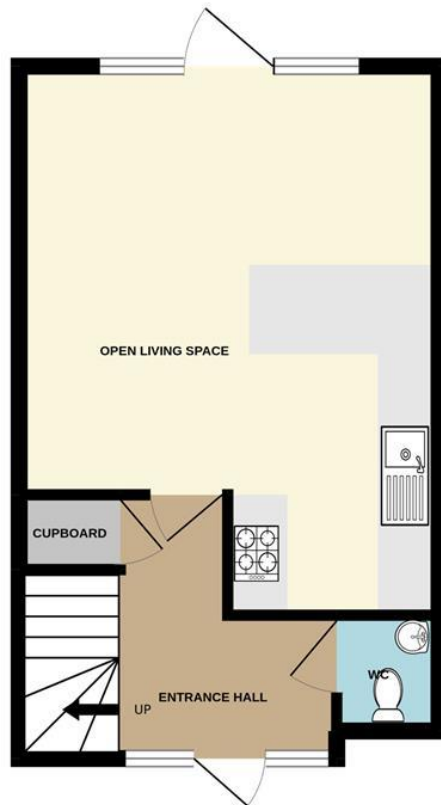
Outside

The property fronts onto the street with an enclosed paved rear yard and access to a single allocated parking space.

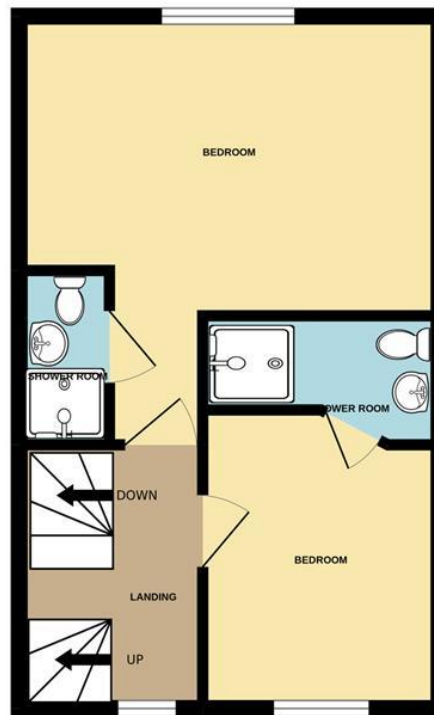
Agent Notes

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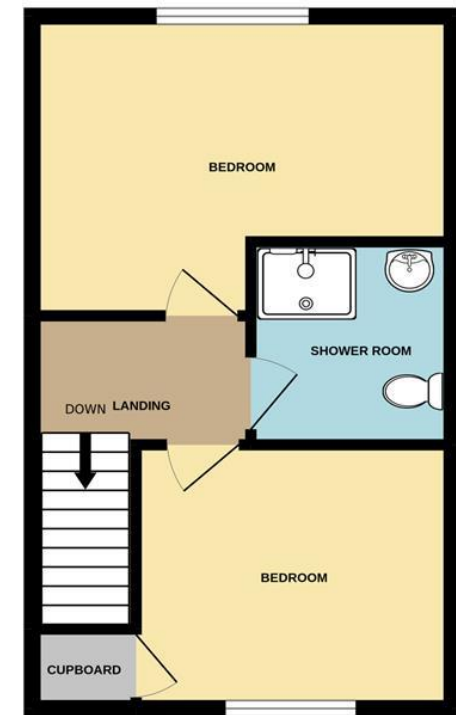
GROUND FLOOR



1ST FLOOR

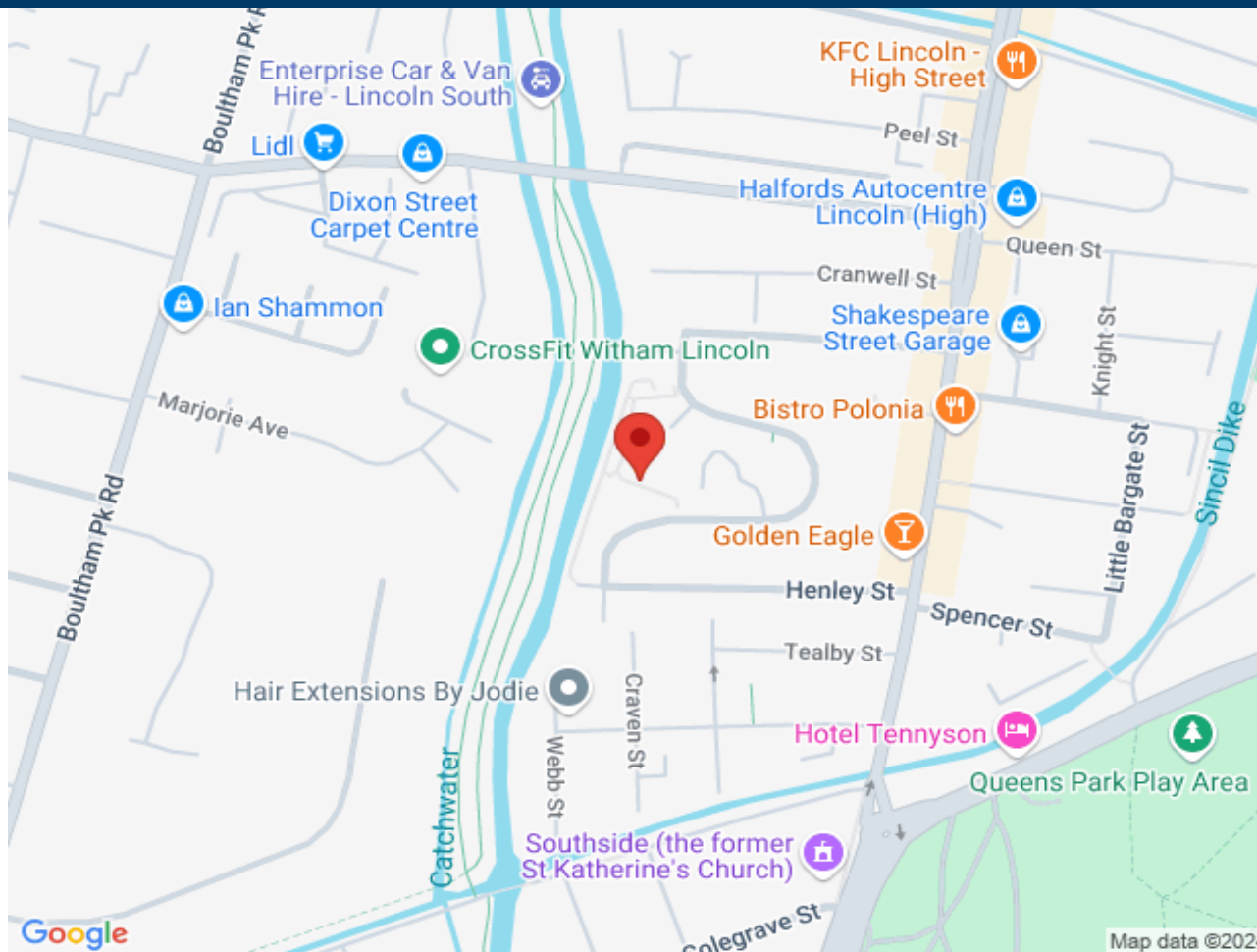


2ND FLOOR



ST. BOTOLPHS CRESCENT, LINCOLN, LN5 8BJ

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

