



Albany Street, Lincoln



**£182,500**

- Uphill Location Walking Distance to Amenities
- Mid Terraced House
- Two Double Bedrooms
- Fully Refurbished
- Bathroom
- Rear Courtyard with Outbuilding
- Freehold
- EPC rating D





A beautifully refurbished mid-terrace home ideally located in Uphill Lincoln, within easy walking distance of the Cathedral Quarter and Lincoln Castle. The property has been renovated from top to bottom with a brand-new kitchen, new bathroom, new boiler, new radiators, and newly installed windows. It has also been fully repainted throughout, while the exterior has been freshly rendered, giving the home a crisp and modern finish. Ready to move straight into, this charming house is perfectly suited to first-time buyers, professionals, or investors.

The ground floor offers a bright and welcoming lounge leading through to a modern kitchen diner, fitted with a stylish new kitchen that provides the ideal space for both everyday living and entertaining. Upstairs, there are two generous double bedrooms and a contemporary family bathroom, accessed via bedroom one. This has been completely refitted with a sleek four-piece suite, combining both style and practicality.

Outside, the property enjoys an enclosed patio garden to the rear, complete with a useful outhouse for storage. Further benefits include gas central heating with a new boiler and radiators, uPVC double glazing with newly fitted windows, and the advantage of being sold with NO ONWARD CHAIN.

This is a rare opportunity to secure a turnkey home in a highly sought-after uphill location, just moments from Lincoln's historic landmarks, independent shops, and vibrant cafes.



### Lounge

3.54m x 2.29m (11'7" x 7'6")

External door and window to front aspect, feature wall with panelling and radiator.

### Inner Hall

Stairs to first floor.

### Dining Room

3.54m x 3.59m (11'7" x 11'10")

External glazed door to rear aspect, understairs cupboard and radiator.

### Kitchen

1.77m x 3.22m (5'10" x 10'7")

Window to side aspect and fitted with a range of modern wall and base units with worktops over, electric single oven, four ring induction hob with extractor over, sink with drainer, space and plumbing for washing machine and fridge freezer.

### Landing

### Bedroom One

3.54m x 3.59m (11'7" x 11'10")

Window to rear aspect, built in over stairs storage cupboard providing loft access and radiator.

### Ensuite

1.77m x 3.22m (5'10" x 10'7")

Window to side aspect and fitted with panel bath, wash hand basin with vanity unit under, low level WC, shower cubicle, extractor and radiator.

### Bedroom Two

3.54m x 3.29m (11'7" x 10'10")

Window to front aspect and radiator.

## Outside

To the rear of the property is an enclosed courtyard with an outbuilding.

## 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.

# Floorplan

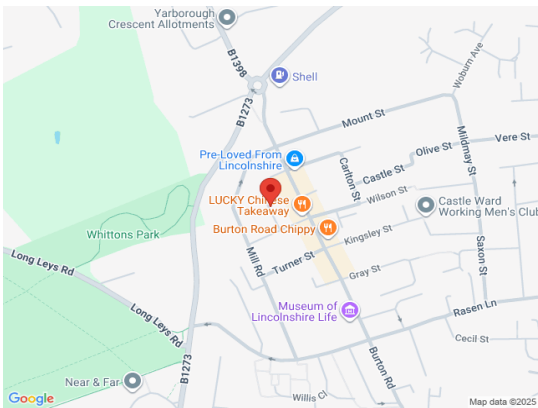


ALBANY STREET, LINCOLN LN1 3JD

TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.

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Made with floorplan wizard



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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