NEWTON FALLOWELL



Flaxley Road, Lincoln

3 2 1

£210,000

- Mid-Townhouse
- Three Bedrroms
- Sought After Location
- Ensuite, Family Bathroom & Downstairs WC
- Garage & Driveway
- GCH & uPVC Double Glazing
- Freehold
- EPC Rating C







A well presented three bedroom mid townhouse situated in the sought-after Carlton Boulevard area of Lincoln. Ideally positioned within walking distance of a wealth of local amenities, including the Carlton Centre shopping complex, supermarkets, cafes, a pharmacy, doctors' surgery, Lincoln Carlton Academy and regular bus services into Lincoln city centre.

Offering well proportioned accommodation arranged over three floors consisting of Entrance Hall, WC, Kitchen and Lounge Diner to the ground floor. To the first floor there are Two Bedrooms and Family Bathroom. To the second floor is the Main Bedroom with En-suite. The property further benefits from a single garage, driveway parking for one vehicle and an enclosed rear garden with a lawn and paved patio area.









Entrance Hall
11'6" x 3'8" (3.5m x 1.1m)
With the entrance door to the front aspect, radiator and stairs rising to the first floor.

WC
With a window to the front aspect, fitted with a low level wc and wash hand basin.

Kitchen Breakfast Room
11'4" x 8'2" (3.5m x 2.5m)
With a window to the front aspect, fitted with a range of wall and base units with worktops over, sink with drainer unit, electric oven and hob with extractor over, integrated dishwasher and fridge freezer.

Lounge
16'5" x 14'9" (5m x 4.5m)
With french doors leading to the rear garden, access to storage and radiator.

First Floor Landing
With stairs to the ground floor, access to the airing cupboard, radiator and stairs rising to the second floor.

Bedroom Two
15'2" x 10'2" (4.6m x 3.1m)
With windows to the rear aspect, fitted wardrobes and radiator.

Bedroom Three
11'8" x 7'9" (3.6m x 2.4m)
With a window to the front aspect.

Bathroom
7'1" x 6'8" (2.2m x 2m)
With a window to the front aspect, fitted with a low level wc, wash hand basin, panelled bath with shower over and radiator.

Second Floor Landing
With a velux window, access to storage and stairs to the first floor.







Bedroom One

16'7" x 11'4" (5.1m x 3.5m)

With a window to the front aspect, fitted wardrobes, radiator and access to the en-suite.

En-Suite

6'4" x 6'3" (1.9m x 1.9m)

With a velux window, fitted with a low level wc, wash hand basin, shower and radiator.

Outside

To the front of the property there is a path leading to the entrance door.
To the rear of the property there is a single garage with allocated parking for one vehicle, an enclosed rear garden with a lawn and paved patio area.

Agents Note

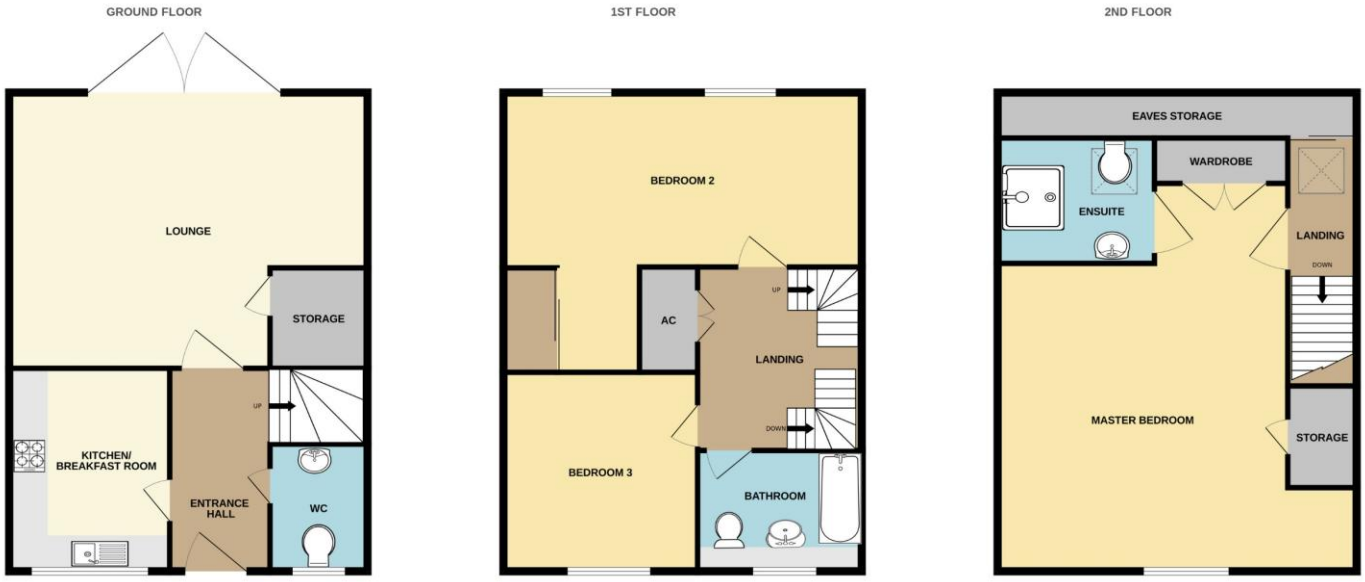
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Floorplan



FLOOR PLAN

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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