



**Fulmen Close, Lincoln, LN1 1AW**

**welcome to**  
**Fulmen Close, Lincoln**

This particularly modern two bedroom upper floor is situated within a highly sought after uphill area. Benefitting from no onward chain, open plan living, off street parking, garage and local access to a range of amenities.





## **Communal Entrance**

### **Entrance Hall**

With double glazed window to the side, wood effect flooring, inset ceiling lights, built in cupboard, wall mounted entry phone and wall mounted electric heater.

### **Kitchen / Lounge**

23' 10" max x 17' 2" max ( 7.26m max x 5.23m max )

With three double glazed windows to the side and rear, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel oven, induction hob with extractor fan over, integral fridge freezer, integral dishwasher, integral washing machine, inset ceiling lights, laminate flooring and wall mounted electric heater.

### **Bedroom One**

10' x 9' 6" ( 3.05m x 2.90m )

With double glazed window to the side and wall mounted electric heater.

### **Bedroom Two**

9' 7" x 8' 7" ( 2.92m x 2.62m )

With double glazed window to the rear, laminate flooring, inset ceiling lights and built in airing cupboard housing hot water cylinder.

### **Bathroom**

With wc, wash hand basin, bath with wall mounted shower and fitted screen, heated towel rail, inset ceiling lights, extractor fan and tiling to the walls.



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welcome to

## Fulmen Close, Lincoln

- NO ONWARD CHAIN
- MODERN UPPER FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING SPACE
- TWO DOUBLE BEDROOMS & FAMILY BATHROOM
- OFF STREET PARKING & GARAGE

Tenure: Leasehold

EPC Rating: C

Council Tax Band: A

Service Charge: £1701.82 & Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

LCR123382 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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