NEWTON FALLOWELL



Fulmar Road, Lincoln

2 1 1

£150,000

- Two Bedroom Semi Detached House
- No Onward Chain
- New Flooring Throughtout
- Freshly Decorated
- Driveway
- Rear Garden
- Freehold
- EPC Rating C







A well presented TWO BEDROOM Semi Detached House situated in the popular residential area of Doddington Park. The property benefits from being freshly decorated and new flooring throughout, making it an ideal choice for buyers looking for a home ready to move straight into.

The accommodation comprises an entrance porch, leading into a spacious lounge with stairs rising to the first floor, and a kitchen diner with direct access to the private rear garden. To the first floor are two bedrooms together with the family bathroom. Externally, the property benefits from a private rear garden, while to the front there is off street parking for multiple vehicles.

A fantastic opportunity for first time buyers, downsizers or investors, with early viewing highly recommended.









Porch
With the entrance door to the front aspect and a window to the side aspect.

Lounge Diner 14'8" x 11'0" (4.5m x 3.4m)
With a bay window to the front aspect, fireplace, radiator and stairs rising to the first floor.

Kitchen 11'0" x 7'1" (3.4m x 2.2m)
With an external door and window to the rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, cooker and hob with extractor.

Landing
With stairs to the ground floor and access to storage.

Bedroom One 11'1" x 8'3" (3.4m x 2.5m)
With two windows to the front aspect, access to storage and radiator.

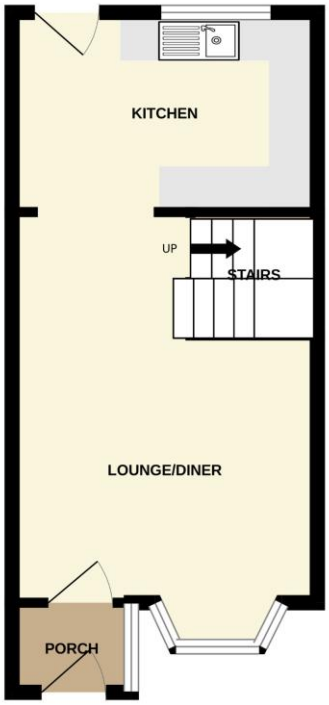
Bedroom Two 8'1" x 6'2" (2.5m x 1.9m)
With a window to the rear aspect and radiator.

Bathroom 8'1" x 4'8" (2.5m x 1.4m)
With a window to the rear aspect, fitted with a low level wc, wash hand basin, panelled bath with shower over and wc.

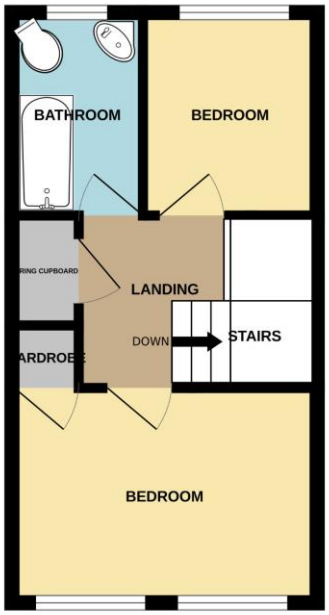
Outside
To the front of the property there is a garden and driveway.
To the rear of the property is an enclosed garden.

Agents Note
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GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.

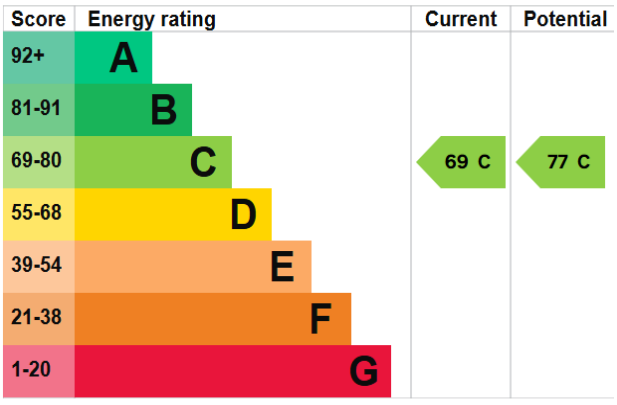


122 FULMAR ROAD, LINCOLN, LN6 0LA

TOTAL FLOOR AREA : 566 sq.ft. (52.5 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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