



Sixfield Close, Lincoln



**£190,000**

- End Of Terrace House
- Two Double Bedrooms
- Kitchen Diner
- Ideal For First Time Buyers
- Driveway For Four Cars
- Popular Location
- Tenure: Freehold
- EPC Rating TBC





Spacious TWO BEDROOM End Of Terrace House perfectly located within walking distance of the local Schools, Shops and Doctors.

The accommodation on offer comprises Entrance Hall, Lounge and Kitchen Diner to the ground floor. To the first floor there are Two Double Bedrooms and Family Bathroom. Outside the property to the front there is a block paved driveway with room for three cars. To the rear of the property there is an enclosed lawned garden with patio area and Garden bar. The property also benefits from Gas Central Heating and uPVC Double Glazing and is being sold with NO ONWARD CHAIN.

### Entrance Hall

With entrance door and understairs cupboard.

### Lounge 14'5" x 10'0" (4.4m x 3m)

With a window to the front aspect, stairs to the first floor and radiator.

### Kitchen Diner 14'6" x 10'1" (4.4m x 3.1m)

With a window to the rear aspect and sliding doors leading to the rear garden. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor hood.





## Landing

With a window to the side aspect, storage cupboard and stairs to the ground floor.

## Bedroom One 14'6" x 9'11" (4.4m x 3m)

With a window to the front aspect and radiator.

## Bedroom Two 10'3" x 8'8" (3.1m x 2.6m)

With a window to the rear aspect and radiator.

## Bathroom 7'1" x 5'6" (2.2m x 1.7m)

With a window to the side aspect, panelled bath with shower over, low level wc, wash hand basin and radiator.

## Outside

To the front of the property there is a driveway with parking for up to four cars. To the rear of the property there is an enclosed lawned garden with patio area and home bar.

## Agents Note

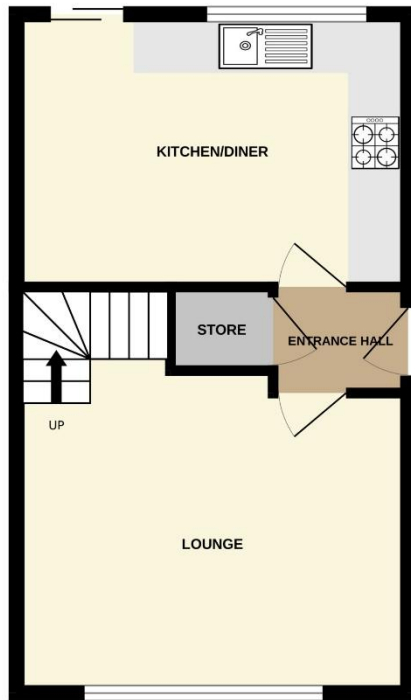
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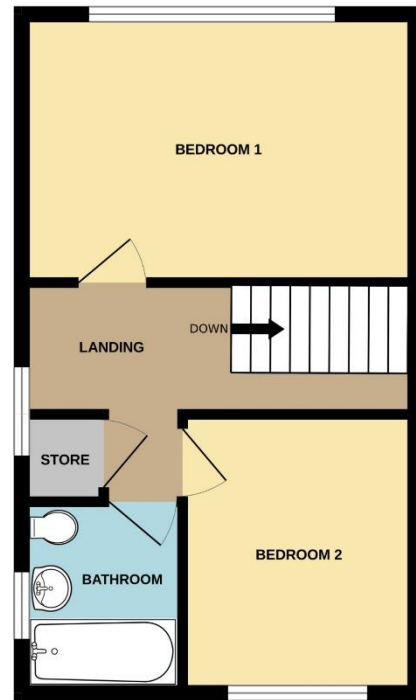




GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



35 SIXFIELD CLOSE, LN6 0EJ

TOTAL FLOOR AREA : 725 sq.ft. (67.4 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Newton Fallowell Lincoln  
01522 516590  
lincoln@newtonfallowell.co.uk