



Riseholme Lane, Riseholme



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**£225,000**

- Tenanted Property
- Semi Detached House
- Three Bedrooms & Bathroom
- Lounge & Dining Room
- Kitchen, Utility, Downstairs WC
- Driveway & Garden
- Tenure: Freehold
- EPC Rating D



Three Bedroom Semi Detached House situated in a rural position but within easy road access to Lincoln city. The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Utility, Downstairs WC, Landing, Three Bedrooms and Bathroom. Outside there are gardens to the front and rear with a driveway. This is a tenanted property.

Currently Occupied on an Assured Shorthold Tenancy. Tenant Currently Paying £750 PCM

### Entrance Hall

Door to front aspect, radiator and stairs to first floor.

### Lounge

13'5" x 10'5" (4.1m x 3.2m)

Window to front aspect and radiator.

### Dining Room

8'9" x 8'8" (2.7m x 2.6m)

Window to rear aspect and radiator.

### Kitchen

10'4" x 7'7" (3.1m x 2.3m)

Window to rear aspect. Fitted with wall and base units with work surface over and drainer sink unit. Built in pantry and understairs storage cupboard.



### Utility Room

8'3" x 7'7" (2.5m x 2.3m)

Door to front aspect and window to side aspect. Built in cupboard housing boiler.

### WC

Window to rear aspect. Fitted with a low level wc.

### Landing

Window to side aspect and radiator.

### Bedroom One

13'6" x 10'3" (4.1m x 3.1m)

Window to rear aspect and radiator.

### Bedroom Two

10'6" x 10'5" (3.2m x 3.2m)

Window to front aspect and radiator.

### Bedroom Three

9'9" x 7'2" (3m x 2.2m)

Window to front aspect and radiator.

### Bathroom

6'5" x 5'6" (2m x 1.7m)

Window to rear aspect. Fitted with low level wc, wash hand basin and panelled bath. Built in airing cupboard.

### Outside

To the front of the property is a lawned garden with various plants and flowers with driveway. To the rear of the property is an enclosed garden with various outbuildings.

### Agents Note

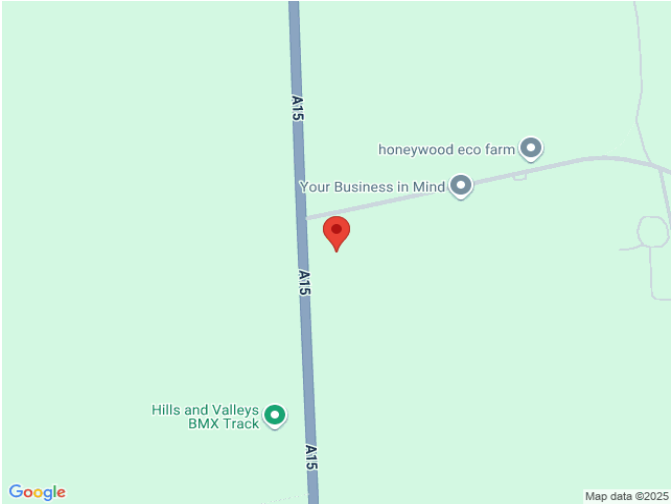
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# Floorplan



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             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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