



Tobruk Close, Lincoln



£210,000

- Semi-Detached House
- Three Bedrooms
- Integral Garage & Driveway
- GCH & uPVC Double Glazing
- Sought After Location
- Conservatory
- Tenure: Freehold
- EPC Rating C



THREE BEDROOM Semi Detached House located to the North of the City of Lincoln. Perfectly positioned within walking distance of the local schools, shops and City Centre.

The accommodation on offer comprises Entrance Hall, Lounge Diner, Kitchen and Conservatory to the ground floor. To the first floor there are Three Double Bedrooms and Family Bathroom. Externally the property offers a lawned garden and driveway with space for up to four cars leading to the single garage. To the rear of the property there is an enclosed lawned garden with patio area.

The property further benefits from gas central heating and upvc double glazing.

Entrance Hall 4'7" x 5'11" (1.4m x 1.8m)

With entrance door to the front aspect of the property and stairs rising to the first floor.

Lounge Diner 19'1" x 12'2" (5.8m x 3.7m)

With a window to the front aspect of the property and radiator.

Kitchen 8'5" x 10'8" (2.6m x 3.3m)

With a window to the rear aspect. Fitted with wall and base units with worktops over, sink with drainer unit, oven and hob and space and plumbing for washing machine, dishwasher and fridge freezer.



Conservatory 9'11" x 9'11" (3m x 3m)

With windows to the rear and side aspects.

Landing

With a window to the front aspect and stairs to the ground floor.

Bedroom One 10'0" x 10'0" (3m x 3m)

With a window to the front aspect, fitted wardrobes and radiator.

Bedroom Two 8'7" x 13'3" (2.6m x 4m)

With a window to the rear aspect and radiator.

Bedroom Three 8'7" x 10'0" (2.6m x 3m)

With a window to the rear aspect and radiator.

Bathroom 7'5" x 8'5" (2.3m x 2.6m)

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

Garage

With up and over door, power and lighting.

Outside

To the front of the property there is an lawned garden and driveway leading to the garage. To the rear of the property there is an enclosed lawned garden with patio area.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



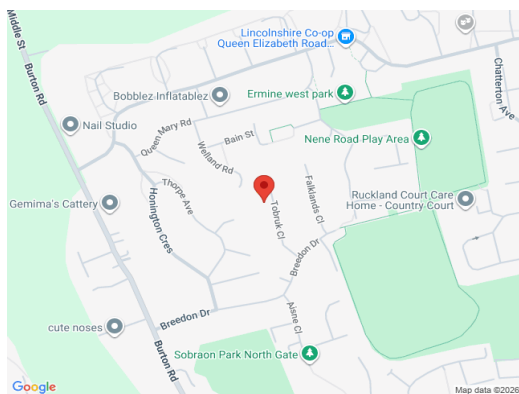
1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOBRUK CLOSE, LINCOLN, LN1 3XQ

TOTAL FLOOR AREA : 1011 sq.ft. (94.0 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	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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