



Welbourn Gardens, Lincoln



£159,950

- Terrace House
- Three Bedrooms
- NO ONWARD CHAIN
- GCH & uPVC Double Glazing
- Popular Location
- Modern Throughout
- Tenure: Freehold
- EPC Rating C



Well presented Three Bedroom Terrace House located to the north of the City of Lincoln. Perfectly positioned within walking distance of the local shops, schools and doctors. The property is being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Lounge and Kitchen Diner to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally to the front of the property there is a lawned garden with path leading to the front door. To the rear of the property there is an enclosed lawned garden with patio.

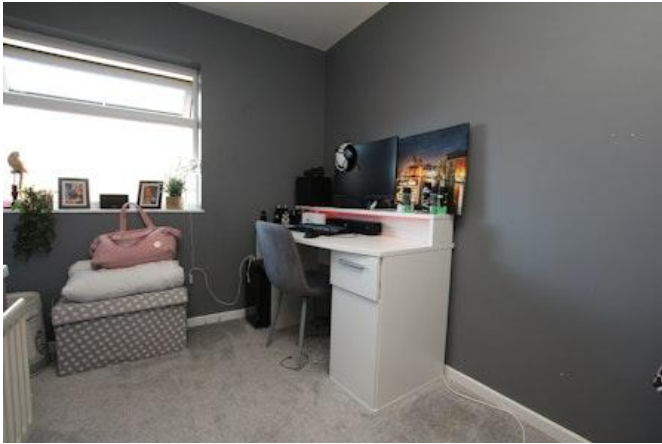
The property further benefits from Gas Central Heating and uPVC Double Glazing throughout.

Entrance Hall

External door to the front aspect and stairs leading to the first floor.

Kitchen Diner 6.07m x 3.71m (19'11" x 12'2")

Window and external door to the rear aspect, window to the front aspect and fitted with a range of wall and base units with worktops over, sink with drainer, five burner gas hob with extractor over, single integral oven, space and plumbing for washing machine.



Lounge 6.07m x 3.3m (19'11" x 10'10")

Window to front aspect, patio doors to the rear aspect and radiator.

Landing

Access to all rooms and access to roof space.

Bedroom One 4.29m x 3m (14'1" x 9'10")

Window to front aspect and radiator.

Bedroom Two 3.33m x 2.97m (10'11" x 9'8")

Window to rear aspect, fitted wardrobe and radiator.

Bedroom Three 3.25m x 2.79m (10'8" x 9'2")

Window to front aspect and radiator.

Bathroom 2.74m x 1.52m (9'0" x 5'0")

Window to rear aspect and fitted with panel bath with shower over, wash hand basin, low level WC and radiator.

Outside

To the front of the property there is a lawned garden with path leading to the front of the property. To the rear of the property there is an enclosed lawned garden with patio area.

Agent 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
464 sq.ft. (43.2 sq.m.) approx.



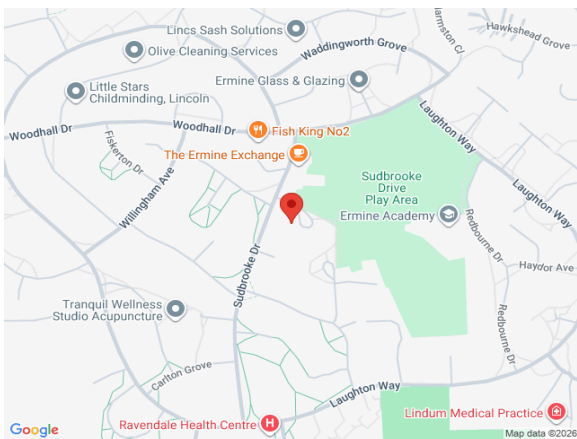
1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



WELBOURN GARDENS, LINCOLN, LN2 2DD

TOTAL FLOOR AREA : 922 sq.ft. (85.6 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		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		