



Sincil Bank,
Lincoln, Lincolnshire, LN5 7TJ
£99,950



Offered for sale with no chain. Close to the city centre this property consists of lounge, kitchen/diner, downstairs family bathroom with electric shower and three first floor bedrooms. The property benefits from gas central heating and double glazing. Early viewing is advised.

Lounge

11'10"x 11'4" (3.61x 3.45)

Window and door to front, radiator and a decorative fireplace.

Inner Hall

With stairs rising to first floor.

Kitchen/Diner

11'8"x 11'6" (3.56x 3.51)

Window to rear, under stairs store, range of base and eye level units with stainless steel sink unit.

Rear Lobby

Door to side and a wall mounted gas central heating boiler.

Bathroom

Window to side, radiator, tiling to splash backs and a three piece white suite comprising: wash basin, w.c and panelled bath.

First Floor Landing

With built-in cupboard.

Bedroom 1

11'9"x 11'3" (3.58x 3.43)

Window to front, radiator and decorative cast iron fireplace.

Bedroom 2

11'4"x 6'10" Maximum (3.45x 2.08 Maximum)

With window to rear and radiator.

Bedroom 3

8'11"x 8'0" (2.72x 2.44)

With window to rear and radiator.

Outside

There is an enclosed yard to the rear of the property.

Directions

Heading south on the High Street, turn left onto Portland Street and then right onto Sincil Bank.

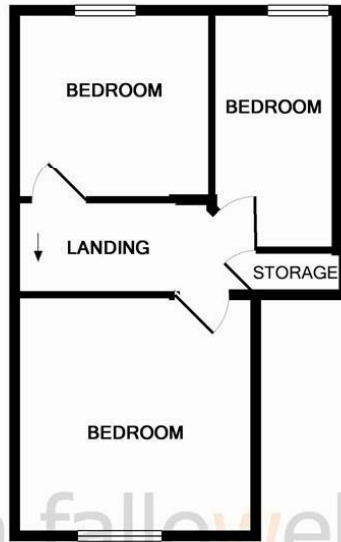
Agents note

These are draft details awaiting approval by vendor.

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

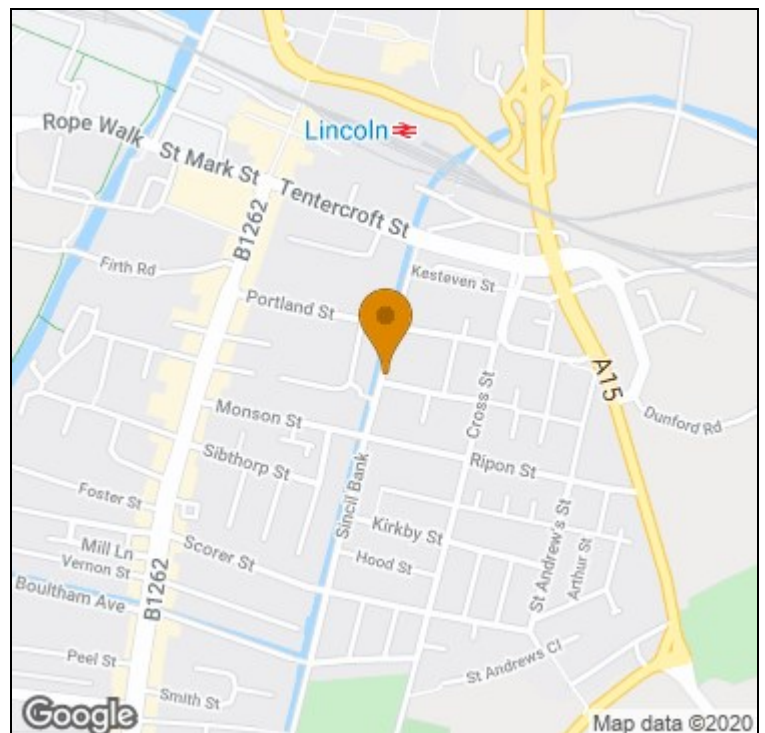


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



t: 01522516590 e: lincoln@newtonfallowell.co.uk

www.newtonfallowell.co.uk