



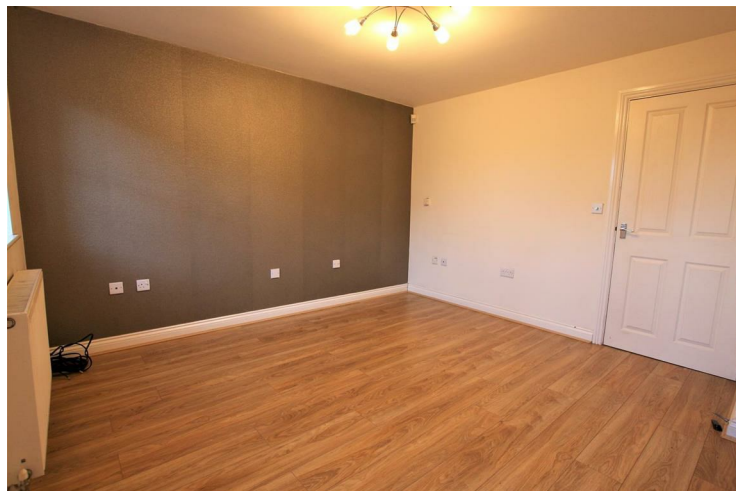
Dunkirk Road,
Lincoln, Lincolnshire, LN1 3UJ
£170,000



Well Presented Two Bedroom End Town House situated in an uphill location just off Burton Road. The accommodation comprises Lounge, Dining Kitchen, Downstairs Cloak Room, Landing, Two Bedrooms and Bathroom. Outside there is an enclosed rear garden with gated rear access to the allocated parking space. The property benefits from Gas Central Heating, uPVC Double Glazing and an Alarm system. No Onward Chain. EPC Grade C.

Lounge

13'9 x 11'10 (4.19m x 3.61m)



Door and window to front aspect, stairs to first floor, laminate flooring and radiator.

Dining Kitchen

13'9 x 9'1 (4.19m x 2.77m)



Door and window to rear aspect. Fitted with wall and base units with work surfaces over, stainless steel drainer sink unit with mixer tap over, integrated oven, four gas burner hob with extractor hood over. Space and plumbing for washing machine and wall mounted gas central heating boiler.

Dining Area

Downstairs Cloak Room

Low level wc, wash hand basin and radiator.

Landing

Doors to Bedrooms and Bathroom

Bedroom One

12'4 x 10'5 (3.76m x 3.18m)



Window to front aspect, loft access, radiator and two built in wardrobes.

Bedroom Two

8'10 x 7'2 (2.69m x 2.18m)



Window to rear aspect and radiator.

Bathroom
6' x 5' (1.83m x 1.52m)



Window to rear aspect. Fitted with a low level, wash hand basin and panelled bath with mains shower appliance and glazed shower screen. Part tiled walls and radiator.

Outside



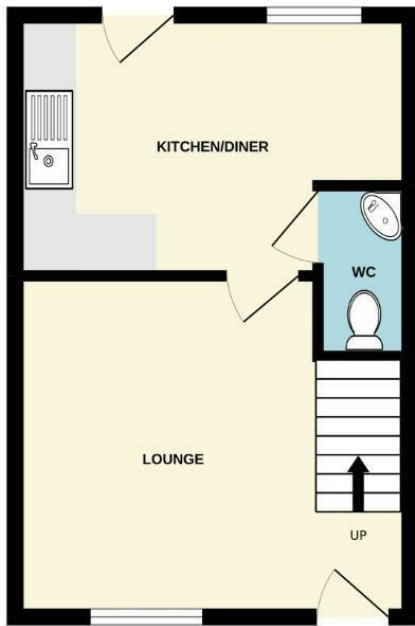
To the rear of the property is a low maintenance enclosed garden with gated rear and side access. Through the rear gated access is access to the allocated off road parking space.

Agents Note

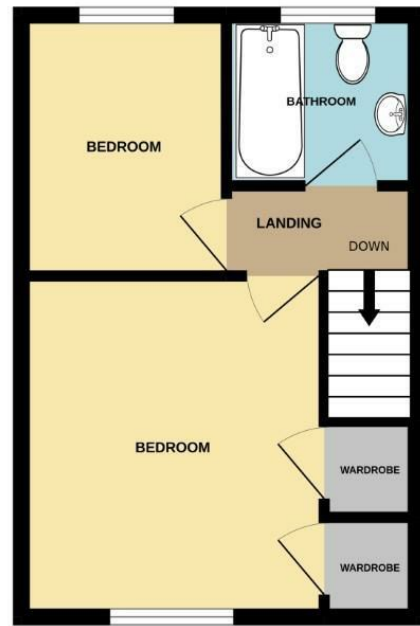


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GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



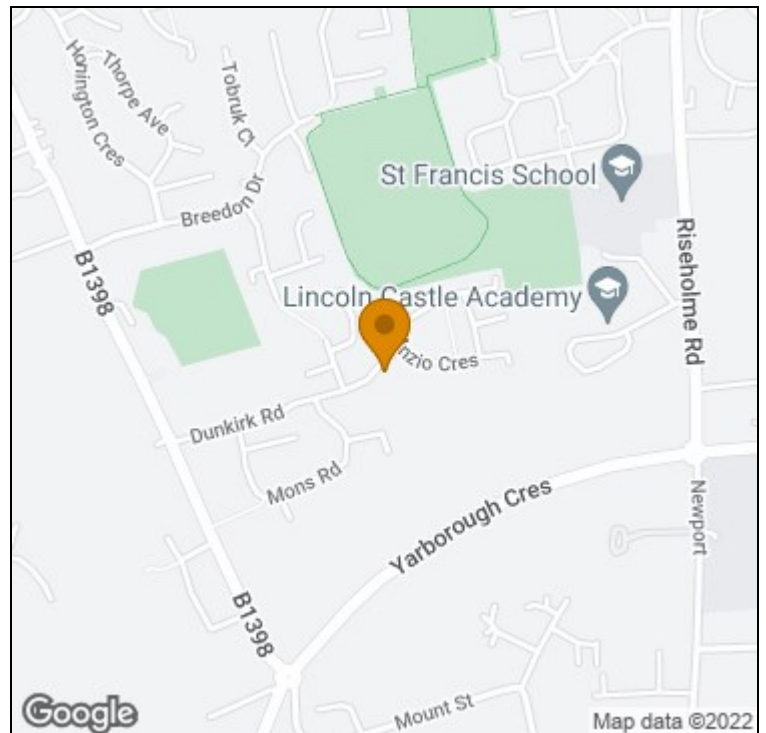
DUNKIRK ROAD, LINCOLN

TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	80	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		



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