



Linnett Close, Lincoln



OIRO £165,000

- Two Bedroom End Terrace
- Lounge & Conservatory
- Kitchen & Utility Room
- Bathroom & Downstairs WC
- Popular Location
- Easy Access to A46
- Freehold
- EPC Rating D



NO ONWARD CHAIN this **TWO BEDROOM** End Terraced House is located in the popular area of Birchwood. Perfectly positioned within walking distance of the local schools, doctors and shops. The property is in need of modernization throughout.

The accommodation on offer comprises Entrance Hall, Lounge, Breakfast Kitchen, Garden Room, Utility Room and Downstairs WC. To the first floor there are Two Bedrooms and a Wet Room. The property further benefits from a low maintenance patio garden to the rear with raised beds.

Entrance Hall

With a glazed door to the front aspect and stairs rising to the first floor.

Lounge 17'3" x 13'3" (5.3m x 4m)

With a window to the front aspect, storage cupboard and radiator.

Kitchen/Diner 22'9" x 8'9" (6.9m x 2.7m)

With a window to the front aspect. Fitted with a range of wall and base units with worktops over, a free standing cooker point and plumbing for a dishwasher.



Utility Room 11'4" x 5'2" (3.5m x 1.6m)

With a glazed door leading to the rear garden and a range of wall and base units with worktops over.

WC

With a window to the rear aspect, low level wc and wash hand basin.

Garden Room 12'9" x 11'9" (3.9m x 3.6m)

With french doors leading to the rear garden and radiator.

Landing

Window to rear aspect and access to storage.

Bedroom One 17'7" x 9'1" (5.4m x 2.8m)

With windows to the front and rear aspects of the property, fitted wardrobe and radiator.

Bedroom Two 11'6" x 9'6" (3.5m x 2.9m)

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

Wet Room 7'2" x 5'1" (2.2m x 1.5m)

Window to the rear aspect, fitted with a low level wc, wash hand basin, walk in shower wet area and radiator.

Outside

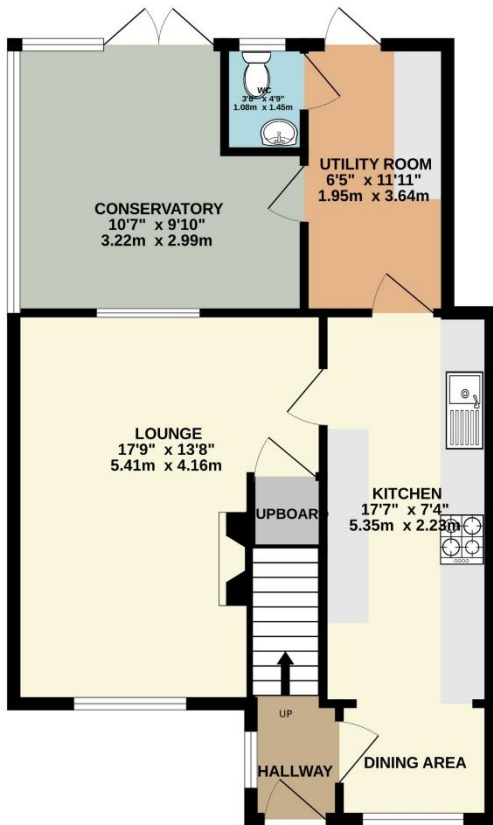
To the front of the property is a path leading to the front door.

To the rear of the property is a paved patio enclosed by fencing.

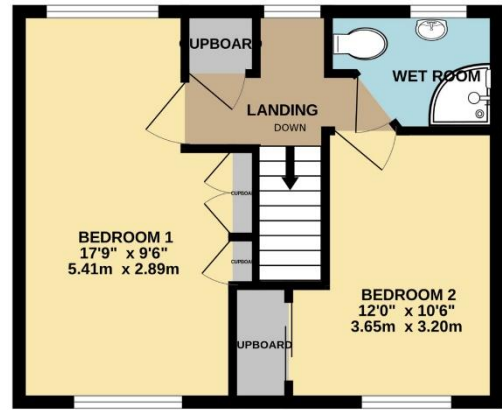
Agents Note

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GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



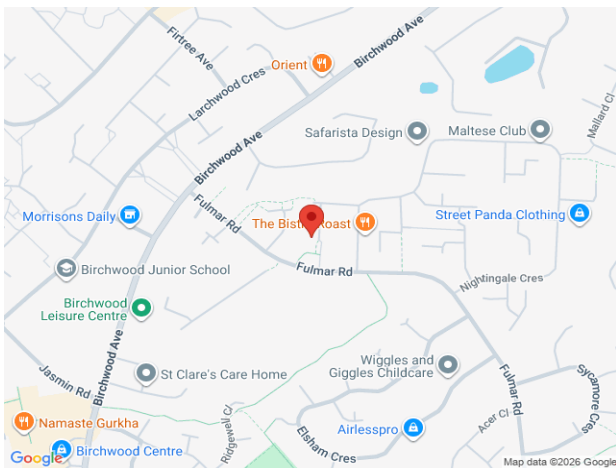
1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



LINNET CLOSE LINCOLN LN6 0JQ

TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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