



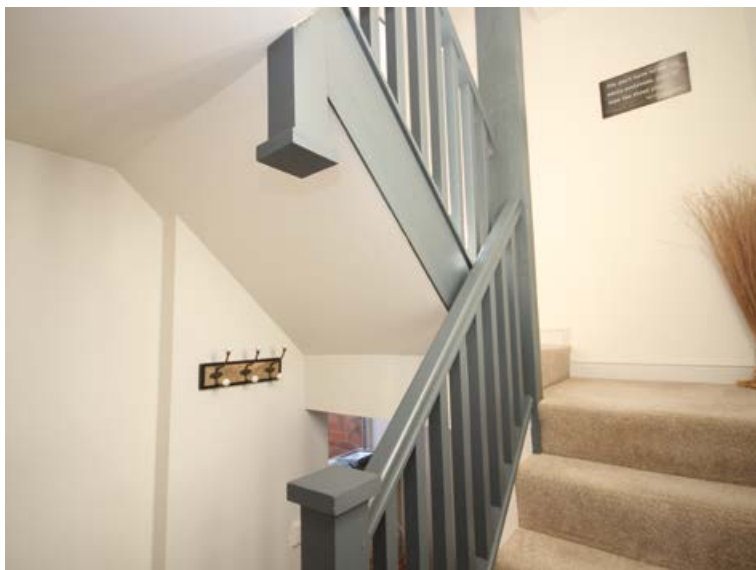
17 Hereward Street, Lincoln

£220,000

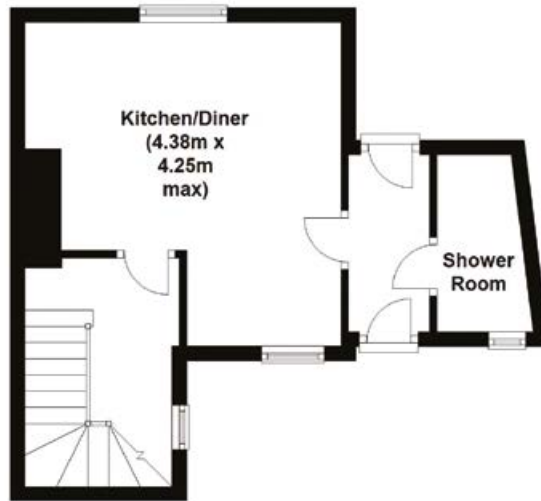


- ▶ Bespoke build, three storey townhouse
- ▶ Prime Uphill location
- ▶ Excellently presented living accommodation
- ▶ Large master bedroom with en suite
- ▶ No onward chain

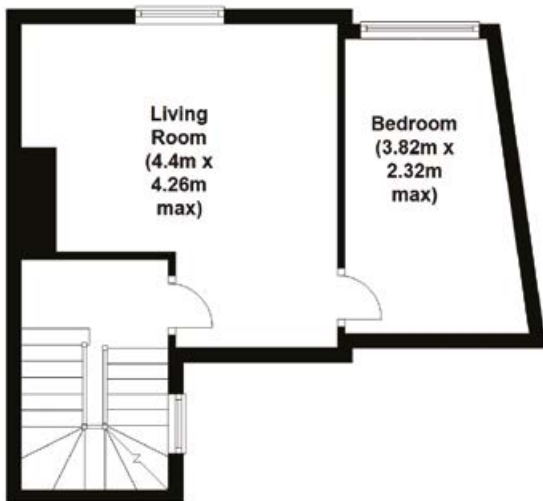




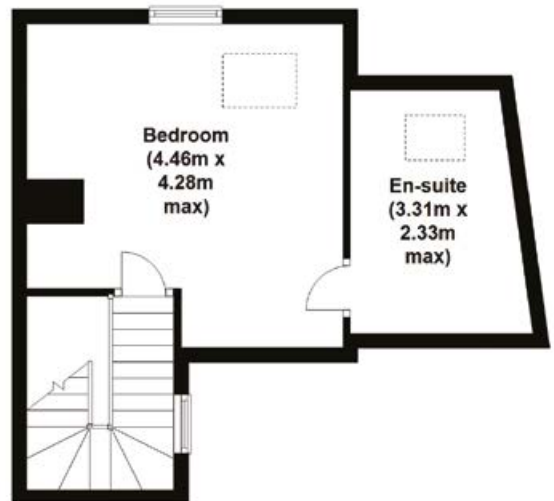
Ground Floor



First Floor



Second Floor



DESCRIPTION

A modern townhouse situated in the highly sought after Uphill area of Lincoln, within easy reach of the Bailgate, and with spacious living accommodation spread over three floors. Comprising briefly of entrance hall, dining kitchen and shower room to the ground floor, living room and bedroom to the first floor, along with master bedroom with en-suite bathroom to the second floor. The property further benefits from an enclosed rear courtyard and is sold with no onward chain.

ACCOMMODATION

Ground Floor

Entrance Hall

Entrance door to front and rear elevation, tiled flooring, radiator, door providing access to rear.

Dining Kitchen 4.38m x 4.25m (14'4 x 13'11)

Double glazed window to front elevation, drainer sink, preparation work surfaces, integrated five ring gas hob with extractor hood over, integrated oven, fridge freezer, washing machine and dishwasher, base and wall units, tiled floor, radiator.

Shower Room

Double glazed window to rear elevation, walk in shower, low level WC, wash hand basin with tiled splash back, tiled flooring, heated towel rail, extractor.

Rear Hall

Stairs rising to first floor, full length double glazed picture window, tiled floor, radiator.

First Floor

Living Room 4.4m x 4.26m (14'5 x 13'12)

Double glazed box bay window to front elevation, fitted shelving unit, radiator.

Bedroom 3.82m x 2.32m (12'6 x 7'7)

Double glazed window to front elevation, radiator.

Second Floor

Master Bedroom 4.46m x 4.28m (14'7 x 14'0)

Double glazed window to front elevation, velux window, built in shelving and storage unit, loft access, radiator.

En-Suite 3.31m x 2.33m (10'10 x 7'8)

Velux window, free standing bath, fitted shower cubicle with glazed screen, low level WC, wash hand basin with tiled splash back, heated towel rail, tiled flooring. Vanity store cupboard.

OUTSIDE

To the front is an entrance porch with bin store, whilst to the rear is an enclosed decked area. Covered by artificial lawn and a summer house.

TENURE

Freehold. For sale by private treaty.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

LOCAL AUTHORITY

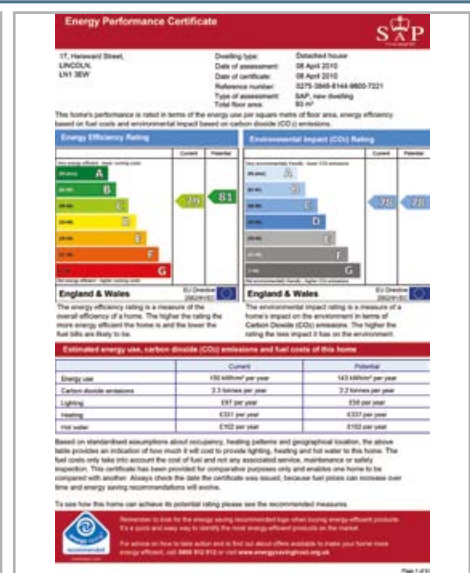
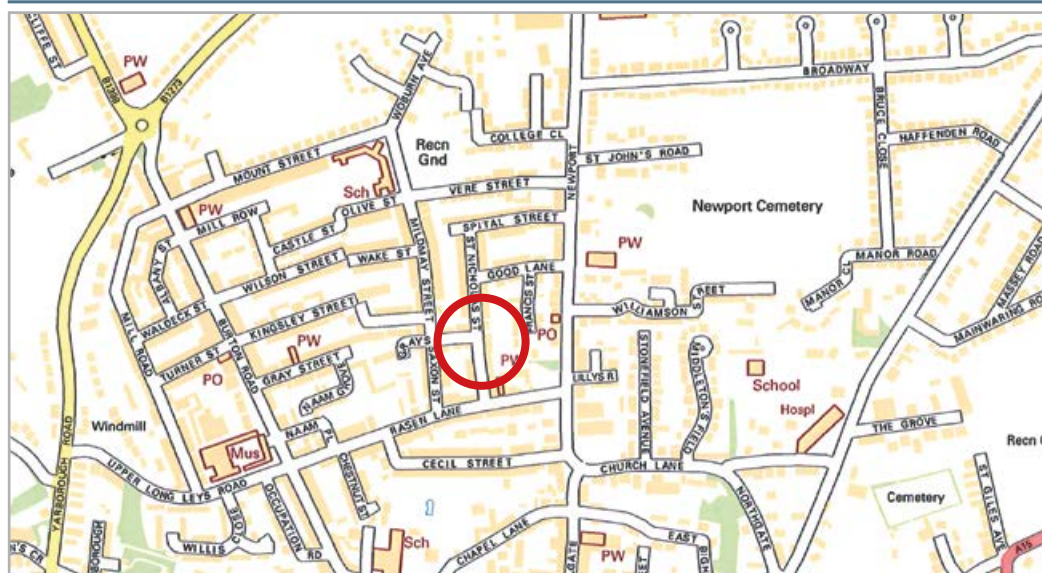
Lincoln City Council - 01522 881188

COUNCIL TAX

Band B

AGENT

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Need to know more??

Give one of the team a call on
01522 504304
or pop in for a chat and a cuppa



Money talks...

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