



20 Allison Street
Lincoln, LN1 1PX

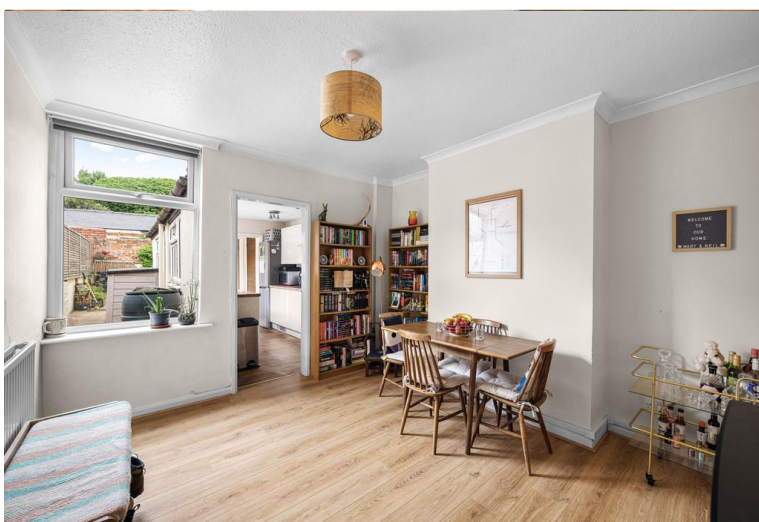


Book a Viewing!

£175,000

A beautifully presented Three Bedroom Mid Terrace Home situated within Lincoln's ever popular West End, offered for sale with No Onward Chain. Having been recently redecorated and with new bedroom carpets, the property is ready to move straight into and benefits from a modern fitted kitchen, a new composite front door, two spacious reception rooms and a generous, private rear garden, creating an ideal first home or ready made investment. Conveniently positioned within walking distance of Lincoln City Centre, the University of Lincoln, West Common and a wide range of local amenities, the property enjoys an enviable and highly sought after location. The accommodation comprises of an entrance hall, lounge, dining room, modern fitted kitchen, rear porch and family bathroom to the ground floor, with a first floor landing providing access to three well proportioned bedrooms. Outside, the property benefits from permit parking to the front and a private and enclosed rear garden, providing an excellent outdoor space for relaxing, entertaining or enjoying the warmer months.





LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

ENTRANCE HALL

With stairs rising to the first floor landing and doors leading to both reception rooms.

LOUNGE

11' 9" x 11' 3" (3.58m x 3.43m) A bright front facing reception room with UPVC double glazed window to the front aspect, laminate flooring and radiator.

DINING ROOM

15' 3" x 11' 3" (4.65m x 3.43m) A spacious second reception room featuring laminate flooring, UPVC double glazed window to the rear aspect, radiator, useful understairs storage cupboard and access through to the kitchen.



KITCHEN

A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces incorporating a stainless steel sink with mixer tap and drainer. Fitted with an induction hob with extractor over, eye-level electric oven and grill, integrated dishwasher, together with spaces for a washing machine and fridge/freezer. UPVC double glazed window to the side aspect.

REAR PORCH

With lino flooring, useful built-in storage cupboard housing the wall mounted gas combination Worcester Bosch boiler and a frosted UPVC door providing access to the rear garden.

BATHROOM

Fitted with a three piece suite comprising of a panelled bath with mains shower over, pedestal wash hand basin and WC. Finished with tiled splashbacks, lino flooring, upright chrome towel radiator, extractor fan and a frosted UPVC double glazed window.

FIRST FLOOR LANDING

Providing access to all three bedrooms.

BEDROOM 1

12' 1" x 11' 2" (3.68m x 3.4m) A double bedroom overlooking the rear garden with UPVC double glazed window, radiator, built-in wardrobe and useful overstairs storage cupboard.

BEDROOM 2

8' 11" x 8' 1" (2.72m x 2.46m) A front facing double bedroom with UPVC double glazed window and radiator.

BEDROOM 3

11' 8" x 6' 4" (3.56m x 1.93m) A well proportioned third bedroom with UPVC double glazed window to the front aspect and radiator.

OUTSIDE

To the front of the property there is permit on-street parking, with a shared pedestrian alleyway providing convenient access to the entrance.

To the rear, the property enjoys a private and enclosed garden, offering an excellent outdoor space for relaxing or entertaining. Predominantly laid to patio and hardstanding for ease of maintenance, the garden also benefits from a lawned area and well stocked planted borders.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

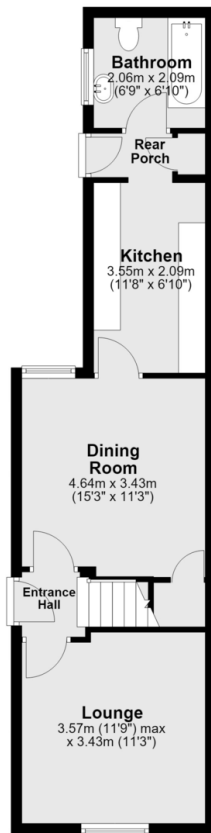
VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

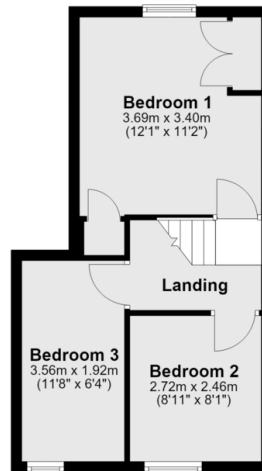
Ground Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 74.4 sq. metres (801.1 sq. feet)

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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