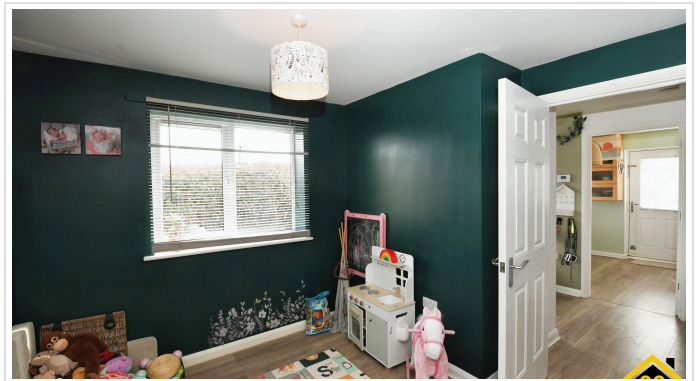


2 Bed End Of Terrace In Primrose Place Lincoln, United Kingdom, LN6 7FA

£64,750





## SHORT DESCRIPTION

Property Ref: 16454 We are delighted to present this well-maintained two-bedroom end-of-terrace home, ideally situated in the sought-after location of Primrose Place, Lincoln, LN6. Offering a perfect combination of comfort, efficiency, and convenience, this property is well-suited for first-time buyers, small families, or investors. The property features two spacious double bedrooms, both designed to maximise natural light, with a desirable south-facing aspect that enhances brightness throughout the day. The home benefits from two well-appointed bathrooms, providing added practicality for modern living, along with a comfortable and inviting living room ideal for relaxing or entertaining. The accommodation is thoughtfully arranged to create a light-filled and energy-efficient environment, supported by double glazing and gas central heating, ensuring comfort all year round while keeping running costs manageable. Externally, the property boasts a private rear garden, also south-facing, offering an ideal space for outdoor enjoyment. To the front, there is a private double driveway providing convenient off-road parking. Additionally, the front garden maintenance is included within the service charge, offering a hassle-free lifestyle. The location is a standout feature, with excellent access to local amenities. Well-regarded primary and secondary schools are just a short distance away, making it ideal for families. A range of shops, a doctor's surgery, and a post office are all within a few minutes' walk. The property is also conveniently located approximately 10 minutes from the city centre, as well as train and bus stations, and around 15 minutes from the hospital and popular local attractions such as Lincoln Cathedral and Lincoln Castle. This is a fantastic opportunity to acquire a bright, efficient, and well-located home in a thriving and convenient area. Property Type: End of Terrace Full selling price: £185000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £64750.00 Monthly rent based on 35% share: £327.13 Remaining lease (In Years): 91 Yearly Ground Rent Cost: £3925.56 Yearly Management Cost: £578.76 Council tax band: A EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2

Bed Room(s)

2

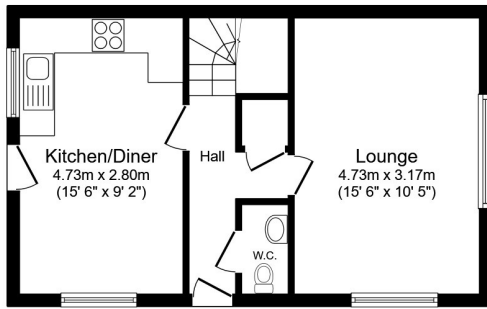
Bath Room(s)

1

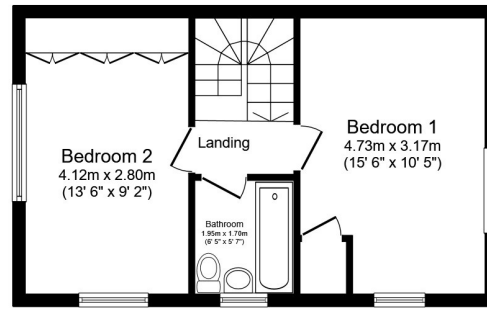
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



**Ground Floor**



**First Floor**

Total floor area 74.3 sq.m. (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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