



King & Co.

5 LILLYS ROAD, LINCOLN, LN1 3DH
£189,000





This well-presented two-bedroom mid-terraced home is ideally located just a minute walk from the historic Bailgate and cultural quarter of Lincoln, renowned for its boutique shops, cafés, and restaurants. The property also benefits from a wide range of nearby local amenities.

Internally, the home offers a practical and well-proportioned layout comprising a spacious living room, kitchen diner, two bedrooms, family bathroom and a basement which is excellent for storage. Outside there is a delightful south-facing garden, perfect for enjoying outdoor relaxation and entertaining and on the (no through road) street there is resident permit parking.

- ~ Council Tax Band: A
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>



SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

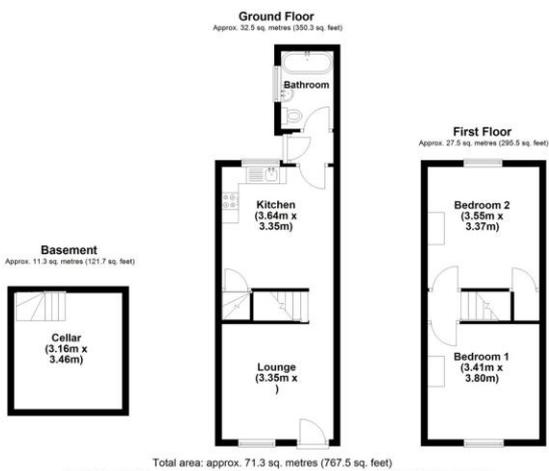
Strictly by prior appointment through the Agents office on 01522 525255



ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.





While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanIt3D.

