



Lisburn Close,
Lincoln, Lincolnshire, LN5 8TB
£550 PCM



Located in a Cul-de-sac with views over the green to the front, this well presented 2 Bed comprises of: Entrance porch, Lounge with Gas Fire. Hallway with stairs to the 1st floor and a Fully Fitted Kitchen with free standing Electric cooker. Back porch which opens up into the rear garden. Master Bedroom with Built in Wardrobes and further storage cupboard. 2nd Good Sized Bedroom and Family Bathroom with shower over the bath. Back Boiler, UPVC Double Glazing and parking to the rear.

Entrance Porch

UPVC Porch with barrier matting, door opening into the Living Room

Lounge

With Gas Fire and window to the rear elevation. Cupboard under the stairs

Hallway

With Stairs to the first floor

Kitchen

With fitted base and eye level unit; NO appliances included apart from the freestanding electric cooker. Window to the rear elevation

Back Porch

With door into the rear garden

Master Bedroom

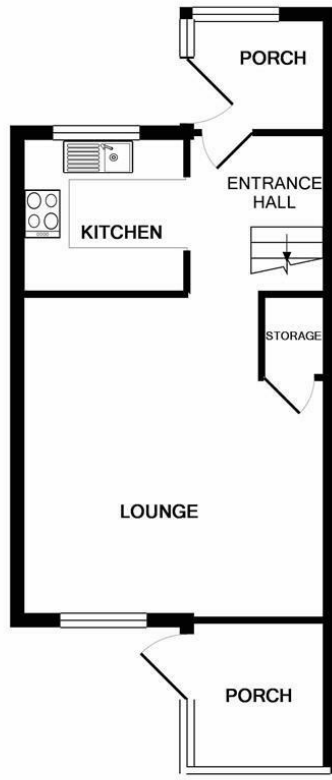
Good sized master to the rear elevation with a large window. Built in wardrobes with sliding doors and ample shelves, fixed vanity unit and further storage cupboard

2nd Bedroom

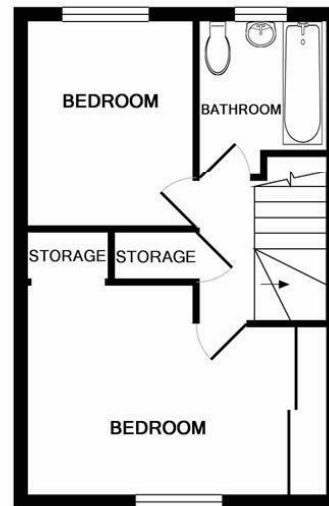
Good sized with a window to the front elevation and will be repainted prior to check in

Bathroom

WC, Hand basin and bath with shower over; The sink will be changed prior to check in, to match the WC and a shower screen will be added, including a new bath panel. New Flooring will be going down as well.



GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.7 SQ.M.)

LISBURN CLOSE, LINCOLN LN5 8TB
TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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