



The Row
Cold Hanworth

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INTRODUCTION

A two bedroom terrace property located approximately ten miles from the Cathedral City of Lincoln. This house comprises; Entrance Hall, Lounge, Kitchen, Bathroom and Two Bedrooms. Outside is an enclosed rear courtyard and off street parking.

LOCATION

4 The Row is situated in the hamlet of Cold Hanworth, located north east of the Cathedral city of Lincoln. The nearby village of Welton has a wide range of local amenities including shops, public houses and schools including William Farr secondary school which has been recently labelled as outstanding by Ofsted . There is also a regular bus service out of the village into Lincoln City Centre.

ACCOMMODATION

Entrance Hall

Carpet, wooden door, radiator and smoke alarm.

Lounge

12'7" x 12'0"

Carpet, radiator, uPVC, ceiling light, cupboard, shelves and fire place.

Kitchen

11'10" x 7'11"

Fitted wall and base units, electric oven plus hob, one and a half sink with drainer, space and plumbing for a washing machine, uPVC window, wooden door, strip light, extractor, radiator and laminate floor.

First Floor Landing

Carpet, loft access, smoke alarm and ceiling light.

Bedroom One

16'6" x 9'6"

Carpet, ceiling light, uPVC window, radiator and fire place.

Bedroom Two

11'3" x 8'2"

Carpet, ceiling light, radiator, uPVC window and fire place.

Bathroom

8'2" x 7'6"

Laminate floor, pedestal wash hand basin, low level WC, bath, electric shower, extractor, tiled splashbacks, cupboard, heated towel rail, uPVC window, radiator and ceiling light.

OUTSIDE

Rear courtyard and off street parking.

ENERGY PERFORMANCE CERTIFICATE

EPC Grade: D



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