



The Row  
Cold Hanworth

MOUNT & MINSTER

**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.

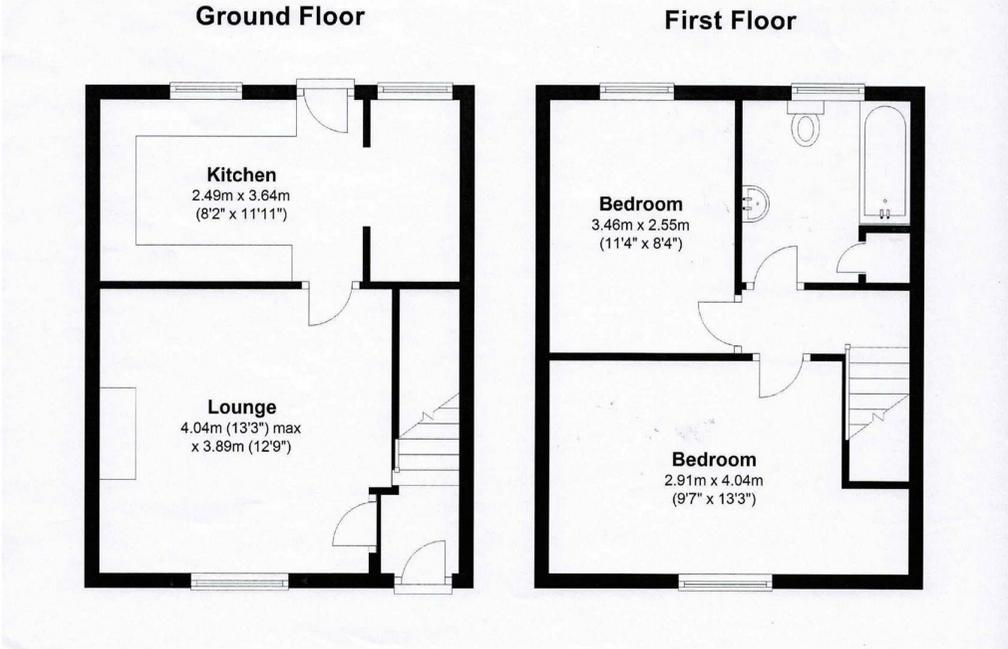
**Bedroom One**  
16'6" x 9'6"  
Carpet, ceiling light, uPVC window, radiator and fire place.

**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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