



**37 HIGH STREET**  
**LINCOLN, LN1 2JP**

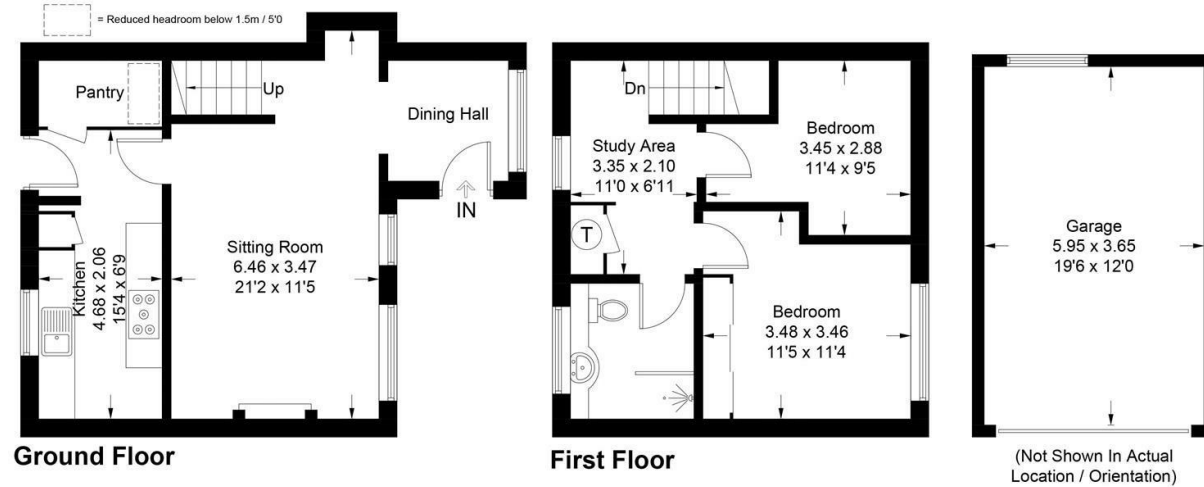
**£149,950**  
**FREEHOLD**

A delightful, period end of terrace cottage, beautifully presented and updated by the current owners, situated in the village of Newton on Trent. The accommodation comprises entrance lobby with modern composite entrance door, kitchen, stunning sitting room with dual windows, staircase with contemporary wood/steel/wire balustrade to landing, rear entrance hall, two bedrooms, modern shower room. The property now benefits from Dimplex Quantum heaters to all rooms, individual and zonally controllable via wifi/app. There is an area of low maintenance garden to the frontage having artificial turf with planted pots behind a picket fence.. A separate concrete sectional garage has been erected close to the property.



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Approximate Gross Internal Area  
 Ground Floor = 38.6 sq m / 415 sq ft  
 First Floor = 33.6 sq m / 362 sq ft  
 Garage = 21.7 sq m / 233 sq ft  
 Total = 93.9 sq m / 1,010 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**EPC Rating: D Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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