



- Three Storey Town House
- Spacious Living Accommodation
- Impressive South Facing Views
- 2 Double Bedrooms
- Lounge, Dining Room, Kitchen
- Large Bathroom
- Larger Than Average Garden
- Call Today To View!

Monks Road, Lincoln, LN2 5HP,
Offers In Region Of £140,000





LARGE GARDEN AND GREAT VIEWS! Starkey&Brown are pleased to offer for sale this surprisingly spacious 3 storey town house located only a short walk away from Lincoln city centre. Accommodation is spread over 3 floors and briefly comprises entrance hallway to the ground floor level, lounge with bay window to front aspect, inner hallway, larger than average bathroom, lower level dining room and kitchen with door leading onto rear garden and 2 very well proportioned double bedrooms to the first floor. Outside the property has a garden which is much larger than typically associated with this style of property. Call today to arrange a viewing. Council tax band: A. Freehold.

Entrance Hallway

Having uPVC front entrance door, laminate wood effect flooring, radiator door with stairs leading to lower level and stairs leading to first floor.

Lounge

14' 5" into bay x 9' 10" max (4.39m x 2.99m)

Having walk-in bay window to front aspect, feature exposed brick chimney breast with York stone hearth, laminate wood effect flooring and radiator.

Bathroom

12' 0" min x 6' 4" (3.65m x 1.93m)

Having spacious 3 piece suite comprising corner panelled bath with mains fed shower over, pedestal wash hand basin, low level WC, part tiled walls and extractor.

Lower Level

Dining Room

12' 7" max x 11' 6" (3.83m x 3.50m)

Having laminate wood effect flooring, radiator and LED downlights.

Kitchen

11' 5" min x 9' 7" (3.48m x 2.92m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built in oven, hob and cooker hood, plumbing for washing machine, space for fridge freezer, ceramic tiled floor, radiator, central heating boiler and uPVC door leading onto rear garden.

Second Floor

Bedroom 1

13' 8" max x 12' 4" (4.16m x 3.76m)

Having radiator and picture rail.

Bedroom 2

13' 11" max x 9' 7" (4.24m x 2.92m)

Having window with views over the south of Lincoln and beyond, built-in wardrobe, picture rail and radiator.

Outside Rear

To the rear of the property there is a surprisingly spacious 'L' shaped garden which is fully enclosed and south facing with large paved patio area.

Agents Note

The seller of the property has plans for a scheme of extending and re-modelling works at the property. Whilst planning permission has not been applied for. The seller is happy to share these plans with any prospective purchasers. Call today for further information.

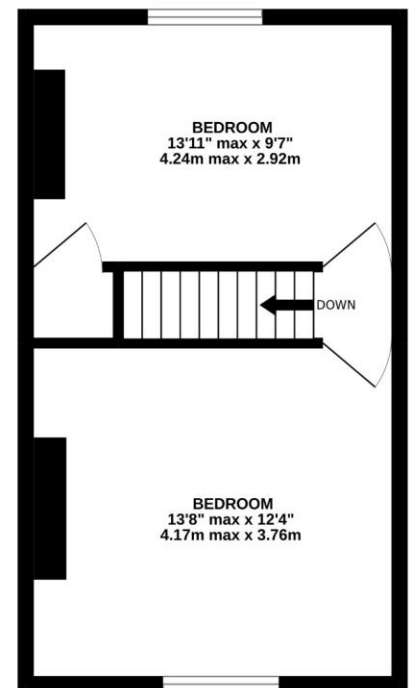
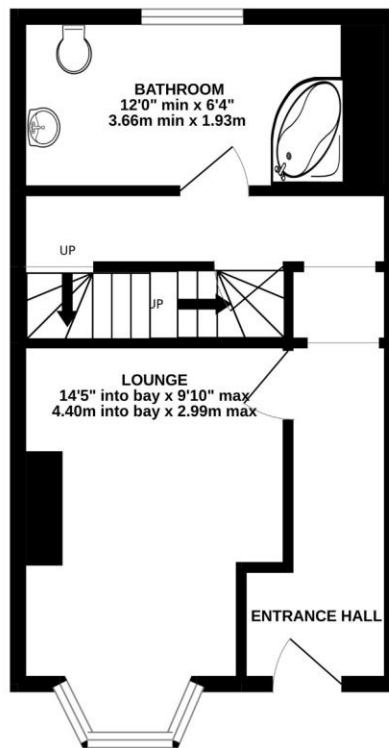
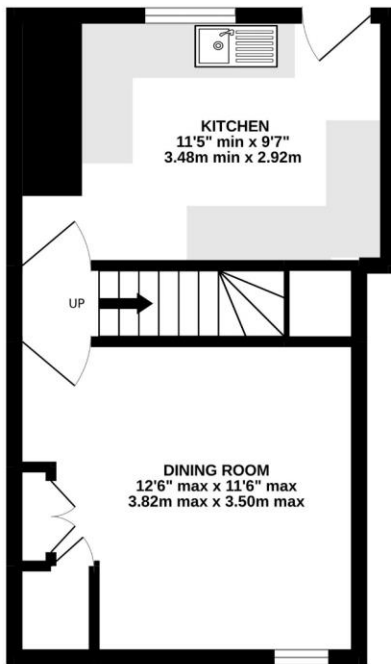




BASEMENT
289 sq.ft. (26.8 sq.m.) approx.

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.

1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2022

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE