

- Fantastic Investment Opportunity
- Family Home AND TWO Building Plots
- Outline Planning Granted
- Lincoln City Planning Ref 2022/0647/OUT
- 3 Bedroom Family Home
- Parking x 2 For Each Property
- Development Land 84ft x 40ft
- Call Today For More Information

Nightingale Crescent, Lincoln, LN6 0JR,
£295,000





TWO BUILDING PLOTS AND A FAMILY HOME! Starkey&Brown are pleased to offer for sale the fantastic investment opportunity which comprises a very well presented family home being sold complete with development land for two semi detached properties. Outline planning permission has been granted (Lincoln City Planning ref 2022/0647/OUT) for the erection of two semi detached houses, both with associated private parking for two vehicles and generous south facing gardens. The property is a very well presented 3 bedroom family home, with 17'8 Lounge, 17'8 kitchen and an impressive 23' conservatory. As part of the proposed development the property will retain a generous size south facing garden and offers space to the front for additional parking. The development land measures approximately 84ft deep and 40ft wide and is currently occupied by a substantial garden area, double garage and large driveway and is positioned to the east of the property. Call today to arrange a visit! Council tax band: A. Freehold.



Entrance Porch

Having uPVC front entrance door. Door leading into kitchen.

Lounge

17' 8" x 13' 8" (5.38m x 4.16m)

Having modern coal effect electric fireplace with granite hearth and inset and wooden surround, 2 radiators, dado rail, coved ceiling and sliding patio door leading into:

Conservatory

23' 0" x 10' 5" (7.01m x 3.17m)

Being of uPVC construction with brick built base and having laminate wood effect flooring, utility area with a number of base units and integral washing machine, radiator and south-facing French doors leading onto the garden.

Kitchen

17' 8" x 11' 3" max (5.38m x 3.43m)

Having a range of matching wall and base units, slide out larder, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, electric cooker point, plumbing for dishwasher, space for large full height fridge freezer, space for additional appliance, ceramic tiled floor, contemporary style vertical radiator, understairs storage cupboard and uPVC door leading to conservatory.

Utility Area

Having space for additional appliances and offering useful storage space with laminate wood effect flooring.

First Floor Landing

Having access to loft and airing cupboard housing Worcester Bosch central heating boiler.

Bedroom 1

15' 3" max x 10' 7" (4.64m x 3.22m)

Having radiator.

Bedroom 2

12' 1" x 10' 0" max (3.68m x 3.05m)

Having radiator.

Bedroom 3

10' 10" x 7' 0" (3.30m x 2.13m)

Having built-in wardrobe and radiator.

Shower Room

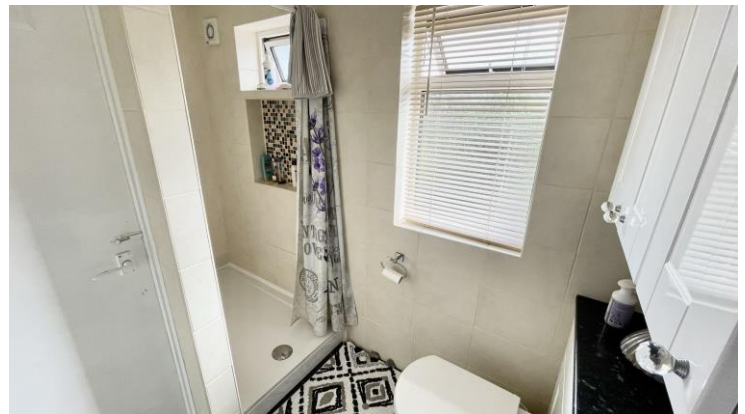
Having 3 piece suite comprising large walk-in shower cubicle with mains fed shower, wash hand basin set in vanity unit, low level WC with concealed cistern, ceramic tiled floor, heated towel rail, fully tiled walls, LED downlights and extractor.

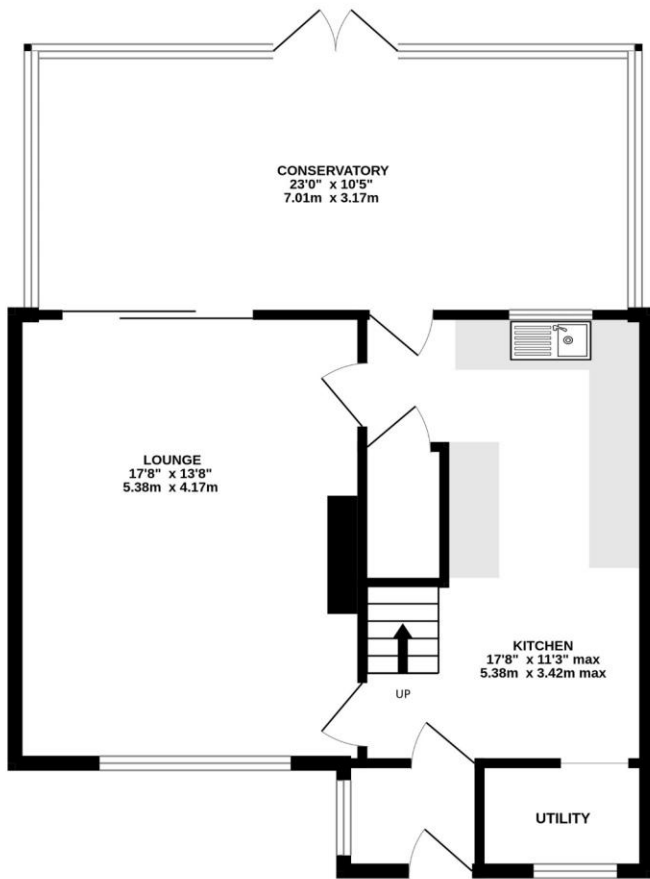
Outside Rear

To the rear of the property there is an established south-facing garden which will remain as part of the proposed development and is mainly paved patio with pergola over and a variety of flowers, plants, shrubs and trees.

Outside Side

To the side of the property there is an area which measures approximately 84ft x 40ft and is currently utilised as a large driveway, substantial garden area and double garage which is the designated area for the 2 semi-detached properties.



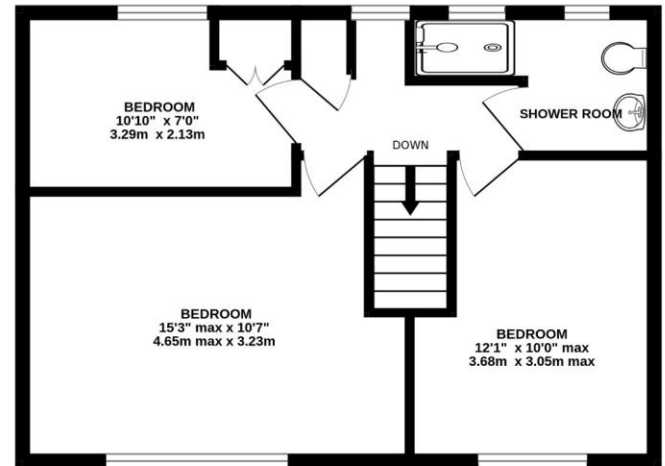


TOTAL FLOOR AREA : 1173 sq.ft. (108.9 sq.m.) approx.

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.
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GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



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.

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