



- Uphill Location
- Chain Free
- Semi-Detached House
- 3 Bedrooms
- Lounge & Separate Dining Room
- Modern Kitchen & Shower Room
- Extensive uPVC Double Glazing & GCH
- Block Paved Driveway & Garage

Falklands Close, Uphill, LN1 3XH,
Offers In Excess Of £200,000





Situated in this cul-de-sac position in the popular Uphill location. Starkey&Brown are pleased to offer for sale this 3 bedroom semi-detached house. Additional accommodation comprises of entrance hallway, lounge, separate dining room, modern kitchen and shower room. Additional benefits include extensive uPVC double glazing and gas fired central heating system. The property is approached via a block paved driveway leading up to garage. Driveway has parking for 3/4 cars. We are advised by the vendor that the property is offered for sale chain free. Call today to view. Council tax band: B. Freehold.



uPVC Front door leading into:

Hallway

Having stairs rising to first floor and door to:

Lounge

12' 10" x 12' 0" (3.91m x 3.65m)

Having uPVC bay window to front aspect, radiator, feature fireplace and archway through to:

Dining Room

9' 6" x 7' 6" (2.89m x 2.28m)

Having uPVC French doors leading to rear garden and double radiator.

Kitchen

9' 7" x 7' 10" (2.92m x 2.39m)

Having a range of fitted wall and base units, rolled edged worktop surfaces incroating cupboards and drawers, built-in appliances include oven and hob, extractor fan, plumbing for washing machine and uPVC window.

First Floor Landing

Bedroom 1

12' 7" x 9' 0" (3.83m x 2.74m)

Having uPVC window and double radiator. Airing cupboard housing combination central heating boiler.

Bedroom 2

10' 0" x 8' 10" (3.05m x 2.69m)

Having double radiator and uPVC window to rear aspect.

Bedroom 3

8' 9" x 6' 10" (2.66m x 2.08m)

Having uPVC window and radiator.

Shower Room

Having a double shower cubicle, wash hand basin, low level flush WC, fully tiled walls and uPVC window.

Outside Front

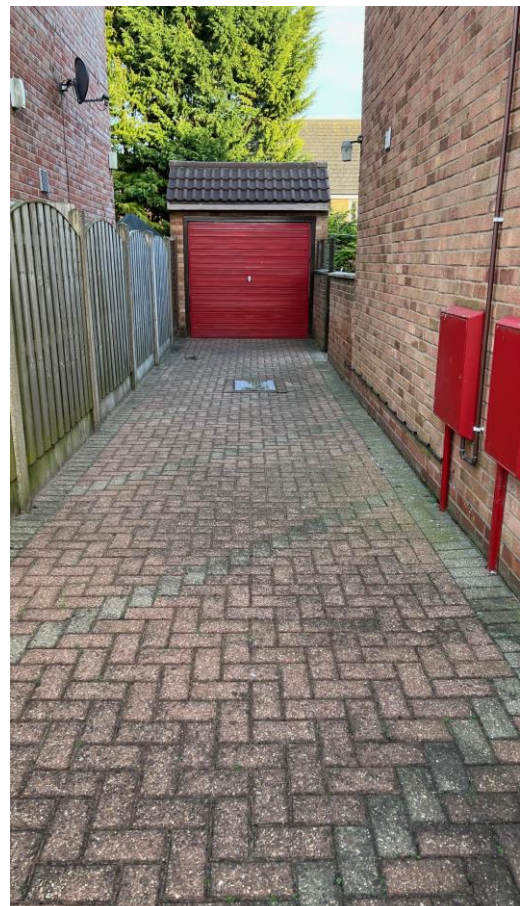
The front of the property is mainly block paved allowing additional parking. There is also driveway leading up to garage.

Garage

Having up and over door, light and power.

Outside Rear

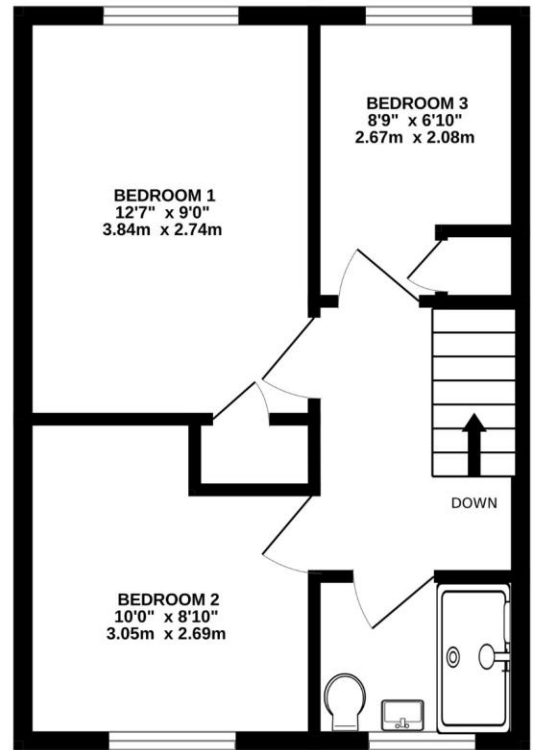
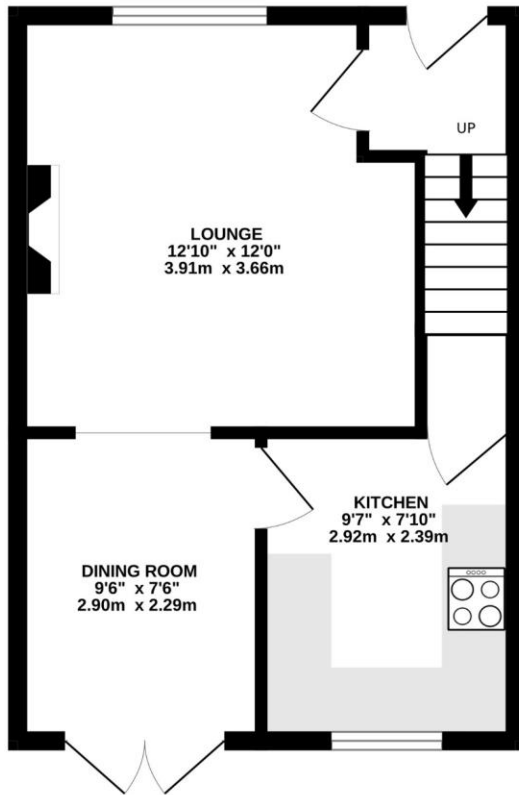
Having a paved patio, lawned area, a raised decking and garden shed.





GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.

1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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.
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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

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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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