



- 3 Bedrooms
- 2 Reception Rooms
- South-Facing Garden
- Chain Free
- GCH & uPVC Double Glazing
- Kitchen & Bathroom
- Cul-De-Sac Location
- Ideal First Time Buy Or Rental Investment

Foster Street, Lincoln, LN5 7QF,
£149,950





Situated just off High Street in Lincoln. Starkey&Brown are pleased to offer for sale this bay fronted period terrace property. Accommodation comprises of 3 bedrooms to the first floor. Whilst downstairs has lounge, separate dining room, kitchen, bathroom and downstairs WC. Additional benefits include gas fired central heating system, full uPVC double glazing, a recently-replaced oven, a fully-serviced combi boiler and a south-facing rear garden. The property is to be offered chain free. Council tax band: A. Freehold.



Lounge

13' 7" into bay x 12' 8" (4.14m x 3.86m)

Having feature fireplace, single radiator and walk-in bay window to front aspect.

Dining Room

13' 8" x 11' 0" (4.16m x 3.35m)

Having uPVC window to rear aspect and single radiator.

Kitchen

11' 8" x 8' 3" (3.55m x 2.51m)

Having a range of fitted wall and base units, rolled edge worktop surfaces incorporating cupboards and drawers, single sink with single drainer unit, uPVC window to side aspect and door leading to rear garden.

Bathroom

6' 8" x 5' 8" (2.03m x 1.73m)

Having a 2 piece suite comprising of panelled bath, wash hand basin, low level WC and a uPVC window.

Separate WC

Having low level flush WC and uPVC window.

First Floor Landing

Having access to loft. Structural engineer's for loft conversion has been completed and can be offered upon request.

Bedroom 1

12' 7" x 12' 7" (3.83m x 3.83m)

Having uPVC window, single radiator and a large walk-in wardrobe measuring 7'11" x 3'0".

Bedroom 2

11' 0" x 7' 1" (3.35m x 2.16m)

Having uPVC window and airing cupboard housing combination central heating boiler.

Bedroom 3

10' 0" x 7' 10" (3.05m x 2.39m)

Having uPVC window and a single radiator.

Outside

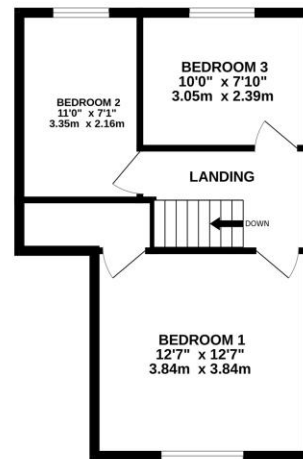
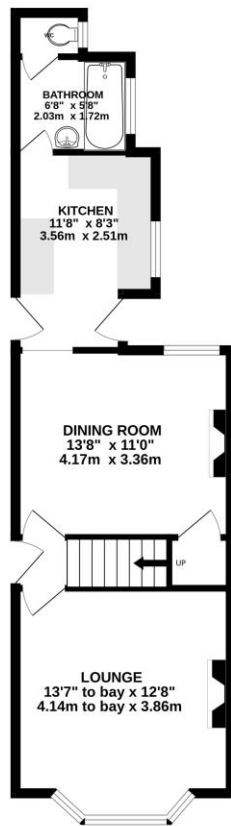
There is a south-facing garden, with a small pond with a fountain, which is fully paved. There is also a storage shed built on the back of the property.





GROUND FLOOR
472 sq ft. (43.8 sq.m.) approx.

1ST FLOOR
393 sq ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq ft. (80.4 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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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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