



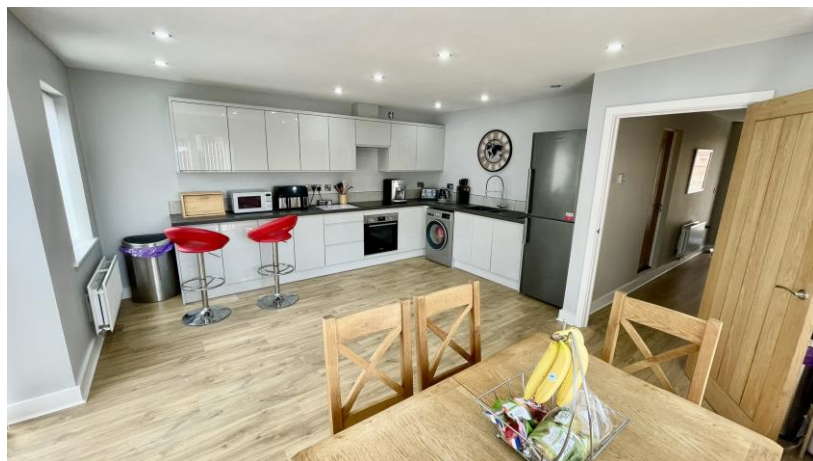
- Beautiful City Centre Town House
- Exclusive Gated Community
- 3 Double Bedrooms, Master En-Suite
- Impressive 18'8" Lounge With Cathedral Views
- 17'4" Kitchen Diner
- Block Paved Driveway & Garage
- South-Facing Garden With Outbuilding
- Call Today To View!

The Ropery, Lincoln, LN1 1EL,
£380,000





Starkey&Brown are pleased to offer for sale this spacious three storey city centre town house located within this executive gated development on The Ropery in Lincoln. Accommodation briefly has recently under gone a scheme of modernisation works and comprises spacious entrance hallway, ground floor WC, newly refurbished open plan kitchen and dining room with 2 sets of French doors leading to the gardens, first floor landing, 3 double bedrooms, en-suite shower room to master bedroom, separate family bathroom and impressive 18'8" sitting room to the second floor with high vaulted ceiling and large feature window with superb Cathedral views. Outside the property has a block paved driveway with 7kw EV charger, additional parking available with integral garage. There is a fully enclosed south facing garden which extends to the side of the property with useful outbuilding. The property is being offered for sale with no chain. Call today to arrange a viewing. Council tax band: D. Leasehold.



Entrance Hallway

Having front entrance door, wood effect flooring, radiator, downlights, stairs rising to first floor and door into garage.

Ground Floor WC

Having low level WC, pedestal wash hand basin with tiled splash backs, wood effect flooring, radiator and extractor.

Open Plan Kitchen & Dining Room

17' 4" x 15' 2" max (5.28m x 4.62m)

Kitchen Area

Having a range of matching wall and base units, frosted glass display cabinet, breakfast bar, built-in oven, hob and cooker hood, space for full height fridge freezer, plumbing for washing machine, integral dishwasher, wood effect flooring, 2 radiators and French doors leading to the rear garden and additional French doors leading to side.

First Floor Landing

Having airing cupboard housing central heating boiler, radiator and stairs rising to second floor.

Master Bedroom

17' 4" x 9' 10" min (5.28m x 2.99m)

Having large built-in wardrobe and radiator.

En-Suite

Having 3 piece suite comprising double tiled shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, radiator, part tiled walls, down lights, electric shaver point and extractor.

Bedroom 2

11' 5" into wardrobe x 10' 0" (3.48m x 3.05m)

Having a range of fitted sliding door part mirrored wardrobes with hanging rails and shelving and radiator.

Bathroom

Having 3 piece suite comprising panelled bath with mains fed shower and glass shower screen over, pedestal wash hand basin, low level WC, radiator, part tiled walls, down lights and extractor.

Second Floor Landing

Bedroom 3

17' 4" x 8' 1" (5.28m x 2.46m)

Having 5 Velux windows to rear aspect with fitted blackout window blinds and radiator.

Sitting Room

18' 8" max x 13' 10" min (5.69m x 4.21m)

Having impressive high vaulted ceiling, feature arch window to front aspect with superb Cathedral views, Juliette balcony, wood effect flooring and 2 radiators.

Outside Front

To the front of the property there is a block paved driveway with 7kw EV charger which extends to the side of the property. Gate leading to side of property with removeable fence panel to enable additional parking if required.

Outside Rear

To the rear of the property there is an enclosed paved patio courtyard with large timber garden shed, additional paved patio area to side, slate and gravel borders and outside lighting.

Agents Note

We are advised by the sellers there is a service charge payable for the maintenance of local communal areas which amounts to approximately £70 per calendar month. Call today for further details.

Agents Note 1

Starkey & Brown have not inspected a copy of the lease and therefore potential purchasers are advised to make their own enquiries with regards to this matter before proceeding with an offer.

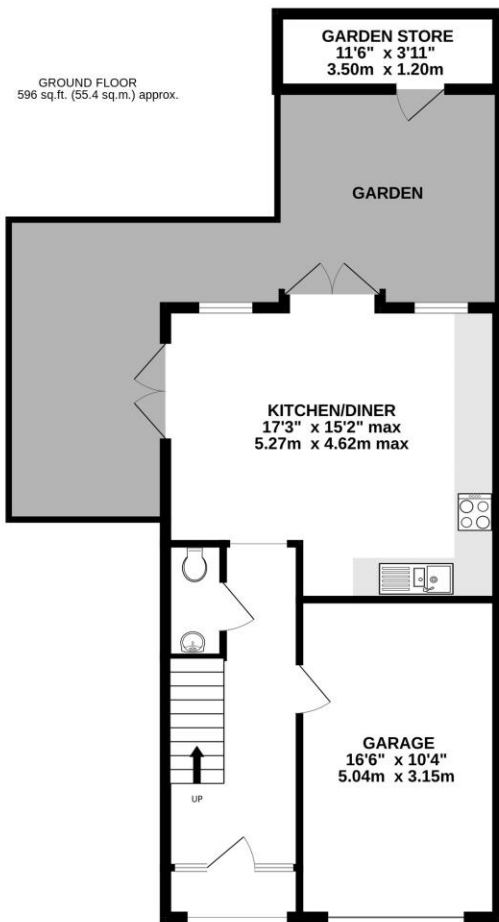




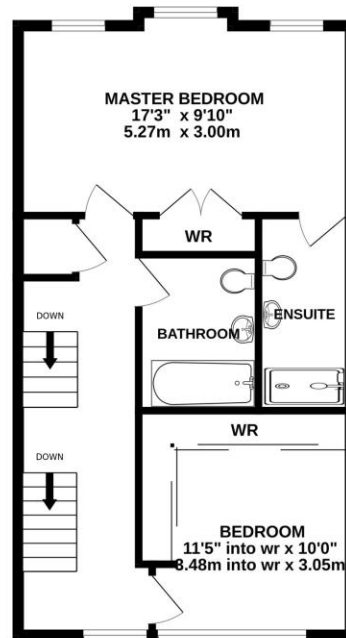
TOTAL FLOOR AREA : 1609 sq.ft. (149.5 sq.m.) approx.

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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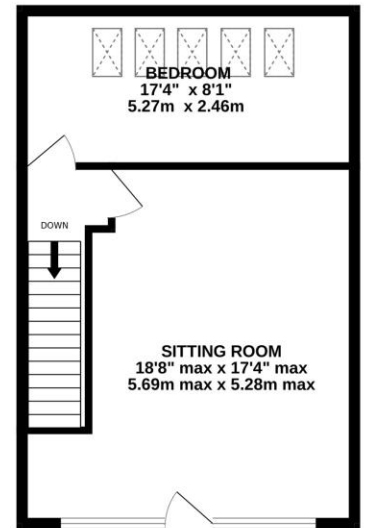
GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



2ND FLOOR
461 sq.ft. (42.8 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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