



- Modern Semi-Detached House
- 3 Bedrooms
- Kitchen Diner
- Lounge & Ground Floor WC
- Enclosed Rear Garden
- Single Garage
- Parking For 2 Cars
- EPC Rating: B

Lexington Road, Glebe Park, LN2 4GX,  
£235,000





Starkey&Brown are delighted to offer for sale this modern 3 bedroom semi-detached house situated in the northern outskirts of Lincoln city centre. Enjoying a Glebe Park position with modern interiors throughout. Accommodation briefly comprises 14'6" lounge, kitchen diner with a range of stylish kitchen units, downstairs WC and French doors from the kitchen leading onto the rear garden. Rising to the first floor there are 3 bedrooms and a family bathroom. To the rear of the property there is an enclosed garden with fenced perimeters and a patio seating area. To the front of the property there is parking for 2 vehicles and access to a single garage. Further benefits of the property includes uPVC double glazing and gas central heating. Glebe Park has a range of amenities such as schooling at primary and secondary levels, easy access to retail units and nationwide supermarkets, a regular bus service, good access to A46 and walking distance to doctors surgery and only a short 10 minute drive from the Cathedral city of Lincoln. For further details contact Starkey&Brown. Council tax band: B. Freehold.



## Entrance Hall

Having front entry to front aspect, radiator, stairs rising to first floor, access to lounge and downstairs WC.

## Downstairs WC

Having low level WC, tiled flooring, vanity hand wash basin unit, radiator and uPVC double glazed obscured window to front aspect.

## Lounge

14' 6" max x 11' 10" (4.42m x 3.60m)

Having uPVC double glazed window to front aspect and radiator. Access into:

## Kitchen Diner

15' 3" x 9' 8" (4.64m x 2.94m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances this includes integral oven with 4 ring hob and extractor hood over, one and a half stainless steel sink and drainer unit, integral fridge freezer, space and plumbing for further appliances, wall mounted Viessmann gas central heating boiler, understairs storage cupboard, uPVC double glazed window to rear aspect, radiator and French doors leading onto rear garden.

## First Floor Landing

Having loft access, radiator and airing cupboard with hot water cylinder and shelving.

## Master Bedroom

13' 0" x 8' 9" (3.96m x 2.66m)

Having uPVC double glazed window to rear aspect and radiator.

## Bedroom 2

8' 9" max x 11' 6" (2.66m x 3.50m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 3

8' 1" x 6' 3" (2.46m x 1.90m)

Having uPVC double glazed window to rear aspect and radiator.

## Bathroom

6' 0" x 7' 0" (1.83m x 2.13m)

Having 3 piece suite comprising of panelled bath with mains shower head over, low level WC, vanity hand wash basin unit, chrome heated hand towel rail, uPVC double glazed obscured window to front aspect, tiled flooring and surround and extractor unit.

## Outside Rear

Having an enclosed garden with fenced perimeters, patio seating area, being predominantly laid to lawn, external water source and power source.

## Outside Front

To the front of the property there is a block paved shared access road with allocated parking for 2 vehicles and access to a single garage with up and over door, power and lighting.

## Agents Note

We are advised by the sellers there is a service charge of £100 per annum. This is for the upkeep of communal areas. Please contact Starkey&Brown for more information.

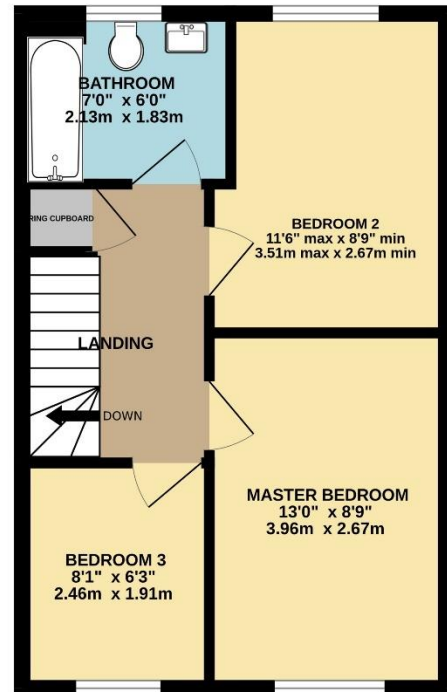
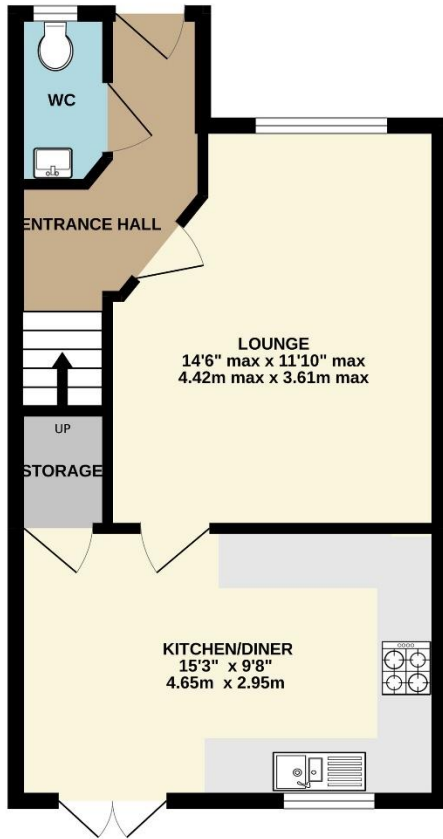




GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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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.

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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