



- Modern Family Home
- 15'5" Lounge Diner
- Kitchen
- 4 Bedrooms

- Master En-Suite
- Well Presented Garden
- Garage
- Close To Lincoln Hospital & Carlton Centre

Flaxley Close, Carlton Boulevard, LN2 4GJ,
£250,000





Starkey&Brown is pleased to offer for sale this 3 storey property located on Carlton Boulevard on the northern outskirts of Lincoln. Accommodation briefly comprises of entrance hall, downstairs WC, kitchen 12'4" x 8'7" and a lounge diner 15'6" x 12'4". Rising to the first floor there is the master bedroom benefiting from an en-suite, bedroom 2 and family bathroom. Rising to the second floor bedrooms 3 and 4. To the rear of the property there is ample off road parking and garage beneath a coach house, space for shed and storage. Further benefits of the property includes gas fired central heating and uPVC double glazing throughout. Flaxley Close is situated to nearby amenities such as supermarkets, post office, Lincoln County Hospital, regular bus service to and from Lincoln city centre and Lincoln Carlton Academy school. Contact Starkey&Brown to arrange a viewing. Council tax band: C. Freehold.



Entrance Hallway

Having composite front door entry, radiator and stairs rising to first floor.

Ground Floor WC

Having low level WC, pedestal sink, radiator, ceramic tiled flooring and uPVC double glazed obscured window to front aspect.

Kitchen

12' 4" x 8' 7" max (3.76m x 2.61m)

Having a range of base and eye level units with work surfaces, fitted breakfast bar, electric 4 ring induction hob with integrated double oven and extractor, one and a half bowl ceramic sink unit with mixer taps over, ceiling lights and radiator.

Lounge/Diner

14' 4" excluding bay x 15' 5" into recess (4.37m x 4.70m)

Having uPVC double glazed bay window, double doors to garden TV and telephone points, wood flooring, storage cupboard and radiator.

First Floor Landing

Having stairs rising to second floor, access to bedrooms 1 and 2 and bathroom.

Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

Having 3 piece suite comprising of panelled bath with mixer tap and shower head over, low level WC, pedestal sink unit, vinyl flooring, radiator, shaver point and uPVC double glazed obscured window to front aspect.

Bedroom 1

13' 7" max 10'7" min x 10' 6" max 8'9" min (4.14m x 3.20m)

Having 2 uPVC double glazed windows to rear aspect, radiator, fitted sliding quadruple wardrobe and access into:

En-Suite

Having His & Hers pedestal sink unit, low level WC, double shower with overhead mains shower appliance, half tiled surround, vinyl flooring, chrome heated hand til rail, uPVC double glazed obscured window to rear aspect and shaver point.

Second Floor Landing

Bedroom 2

10' 1" x 8' 9" max (3.07m x 2.66m)

Having uPVC double glazed window to front aspect, radiator and fitted double Sharpes wardrobe.

Bedroom 3

15' 5" max x 12' 1" min x 9'8" excluding window (4.70m x 3.68m)

Having uPVC dormer window to front aspect, radiator, boiler cupboard, part sloped ceiling and fitted Sharpes double wardrobe.

Bedroom 4

15' 6" x 9' 10" max (4.72m x 2.99m)

Having 2 Velux roof windows and radiator.

Outside Front

Having path to front door.

Outside Rear

To the rear of the property there is a patio area and gated rear access.

Garage

17' 1" x 8' 4" (5.20m x 2.54m)

Having up and over door, power and lighting.

Agents Note

We are advised by the owners there is a maintenance charge in relation to the communal areas surrounding the property and is currently £373 per annum. Please contact the office for more information.

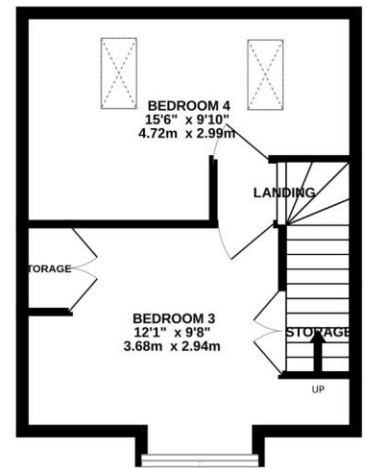
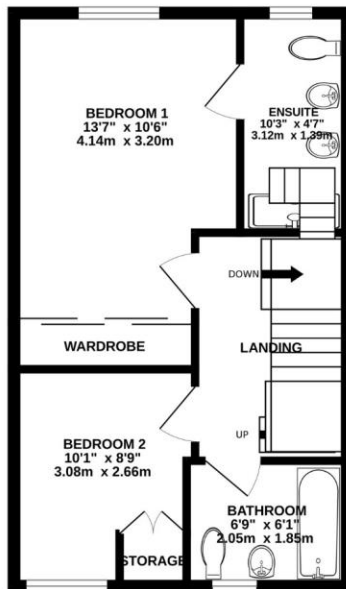
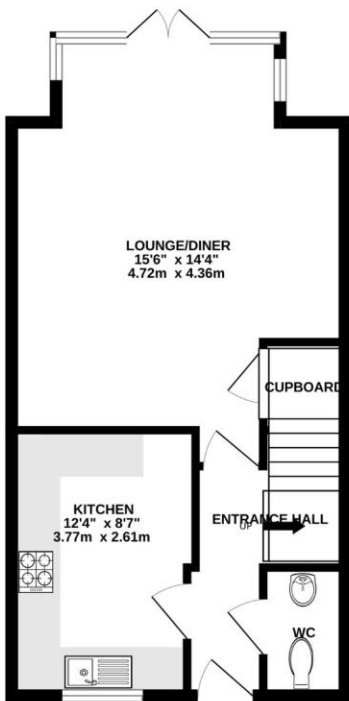




GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.

2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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