



- Substantial Semi-Detached House
- Modernisation Required
- Fantastic Potential
- 4 Bedrooms & 2 Bathrooms

- Spacious Living Accommodation
- Driveway For Several Vehicles
- Generous Rear Garden
- NO CHAIN!

Brant Road, Lincoln, LN5 8RL,  
£235,000





FANTASTIC POTENTIAL! Starkey&Brown is pleased to offer for sale this spacious semi detached house on Brant Road in Lincoln. The property would benefit from a scheme of modernisation works however offers excellent potential to create a fantastic family home. Accommodation briefly comprises large entrance hallway with walk in storage cupboard, ground floor wc, lounge with bay window, 14ft dining room and dining kitchen. To the first floor there are 4 well proportioned bedrooms, ensuite shower room (new 2024) and separate bathroom. Outside the property benefits from a driveway with space for several vehicles and a generous rear garden. NO CHAIN!! Council tax band: C. Freehold.





### Entrance Hallway

Having part glazed front entrance door, large walk-in storage cupboard, laminate wood effect flooring, radiator, ornate coving and stairs rising to first floor.

### Ground Floor WC

Having low level WC, wood effect vinyl flooring and ornate coving.

### Lounge

16' 0" into bay x 12' 11" (4.87m x 3.93m)

Having large walk-in bay window to front aspect, wood effect vinyl flooring, radiator, dado rail, ornate coving, feature stained glass window into hallway.

### Dining Room

14' 1" x 14' 0" (4.29m x 4.26m)

Having wood effect vinyl flooring, radiator, ornate coving, fitted shelving to alcove and sliding doors into:

### Kitchen Diner

17' 10" max x 12' 0" max (5.43m x 3.65m)

Having kitchen area with a range of matching wall and base units, larder unit, single drainer stainless steel sink unit with mixer taps over, window overlooking the garden, space for a range of appliances, quarry tiled floor, radiator, Ideal combination condensing central heating boiler (approximately 5 years old) and door leading into garden.

### Bedroom 1

12' 8" x 8' 10" (3.86m x 2.69m)

Having being recently re-plastered with new double sash uPVC window.

### First Floor Landing

Having storage cupboard and access to loft.

### En-Suite

Having being installed in 2024 and having 3 piece suite comprising tiled shower cubicle with mains fed rainfall shower, additional hand held shower and folding glass shower door, wall hung wash hand basin, low level WC, ceramic tiled floor and part tiled walls.

### Bedroom 2

14' 0" max x 14' 0" max (4.26m x 4.26m)

Having exposed wooden flooring and radiator.

### Bedroom 3

13' 7" x 11' 0" (4.14m x 3.35m)

Having exposed wooden flooring and radiator.

### Bedroom 4

11' 1" x 7' 10" max (3.38m x 2.39m)

Having exposed wooden flooring and radiator.

### Bathroom

Having 3 piece suite comprising panelled bath with electric shower appliance, pedestal wash hand basin, low level WC and wood effect vinyl flooring.

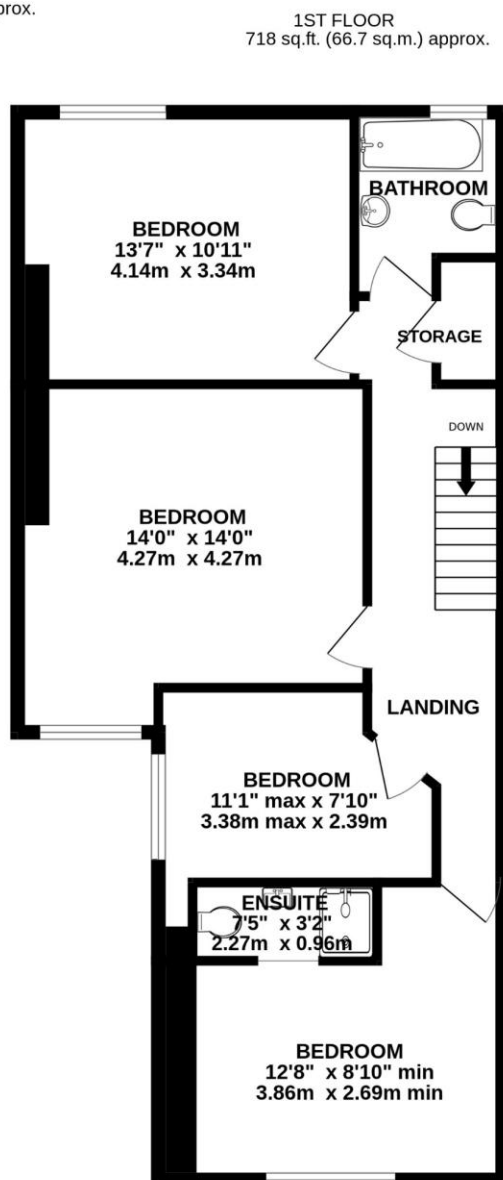
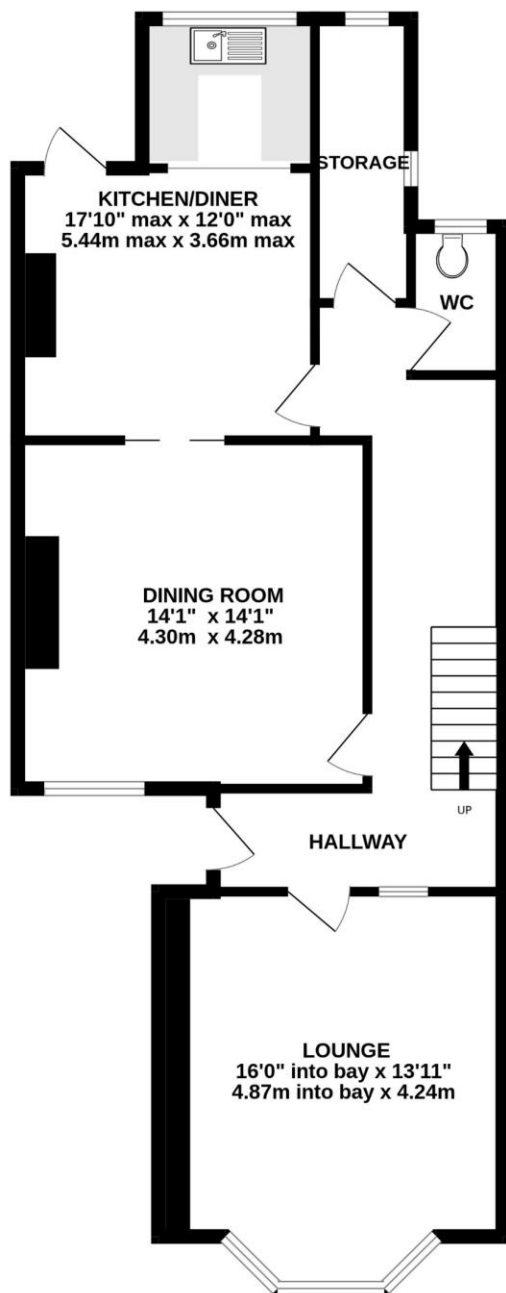
### Outside Front

To the front of the property there is a driveway with space for several vehicles. Gate at side leading to rear garden.

### Outside Rear

To the rear of the property there is a generous sized garden which would benefit from landscaping.





**TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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.  
Made with Metropix ©2024

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE