



- Terraced House
- 19' Lounge Diner
- Kitchen/Breakfast Room
- Utility Room
- 3 Double Bedrooms
- 2 Bathrooms
- Enclosed Rear Garden
- No Chain

Cotman Road, Lincoln, LN6 7NU,
£165,000





Starkey&Brown is pleased to offer for sale this 3 bedroom terraced property located in the Boultham Park area of Lincoln. The accommodation briefly comprises a lounge diner, breakfast kitchen, utility, 3 double bedrooms, 1 shower room and 1 bathroom. To the rear of the property there is a patio area, brick built shed and lawned area. To the front of the property there is lawned areas and pathway leading to front door. Further benefits of the property includes uPVC double glazing and gas fired central heating. Cotman Road is situated to nearby amenities which include Morrisons Daily, fish and chips takeaway, hairdressers and bus stop to Lincoln city centre. With further amenities such as schooling at primary and secondary levels, Co-op foodstore, pharmacy, Boultham Park, doctors surgery being 15 minutes walk away on Boultham Park Road. Tritton Road there is also Sainsburys supermarket and further national retailers. Council tax band: A. Freehold.



Lounge Diner

Having uPVC double glazed window to front aspect, gas feature fireplace and French doors to rear aspect leading onto the rear garden.

Kitchen/Breakfast Room

12' 8" x 9' 6" (3.86m x 2.89m)

Having uPVC double glazed window to rear aspect, wall and base units, worktop space, 5 ring gas hob with extractor hood over, oven, sink and drainer unit, uPVC double glazed door leading to rear aspect, space for fridge/freezer and a wall mounted gas central heating boiler.

Utility

10' 5" x 5' 9" (3.17m x 1.75m)

Having worktop space, space for washing machine/ tumble dryer.

First Floor Landing

Having access to bedrooms, shower room and bathroom.

Bedroom 1

13' 2" x 9' 10" (4.01m x 2.99m)

Having uPVC double glazed window to front aspect, wood laminate flooring and radiator.

Bedroom 2

10' 10" x 10' 1" (3.30m x 3.07m)

Having uPVC double glazed window to rear aspect, radiator and laminate wood effect flooring.

Bedroom 3

10' 4" x 9' 10" (3.15m x 2.99m)

Having uPVC double glazed window to front aspect, radiator, over stairs bulkhead and wood laminate flooring.

Shower Room

5' 3" x 5' 0" (1.60m x 1.52m)

Having shower, low level WC, sink, tiled walls and vinyl flooring.

Bathroom

9' 4" x 5' 8" (2.84m x 1.73m)

Having 2 uPVC double glazed obscured windows to rear aspect, low level WC, sink, panelled bath with shower head over.

Outside Front

Having enclosed rear garden, patio area, lawned grass area and a brick built shed.

Outside Front

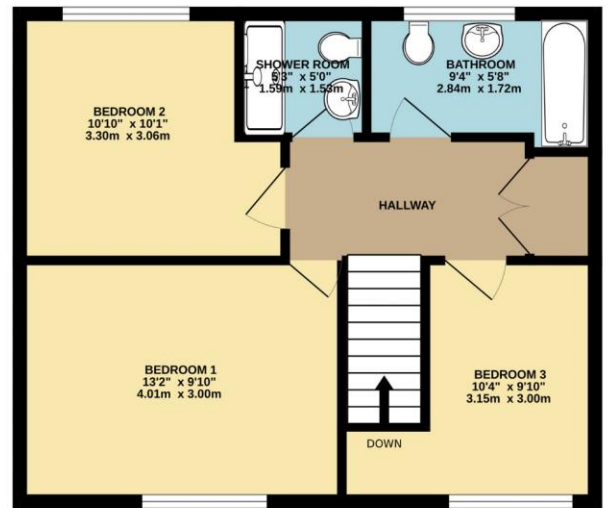
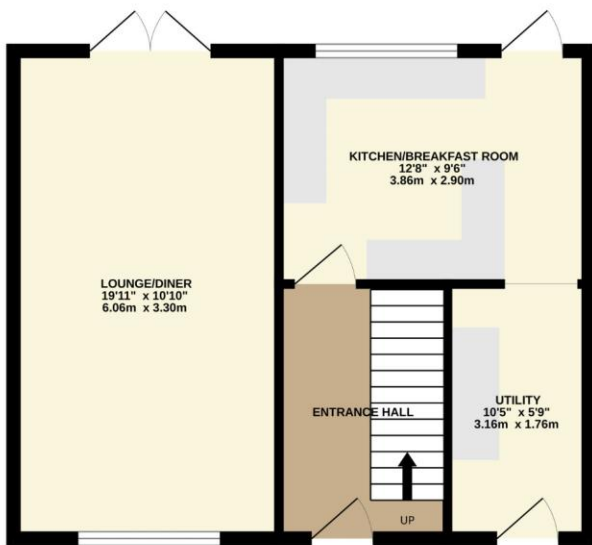
To the front of the property there is a lawned area with path leading to the front of the property.





GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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.
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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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