



- Extended Semi-Detached House
- Extensive Rear Garden
- 3 Bedrooms
- 19'11 Lounge & Dining Room
- Upgraded Kitchen
- Enclosed Garden
- On Street Parking
- Ideal For Growing Family

Swaby Close, Lincoln, LN2 2AH,  
£195,000







Starkey&Brown are delighted to offer for sale this extended 3 bedroom semi-detached house boasting an extensive rear garden. Enjoying a large plot and being extended in 2019. Accommodation briefly comprises a welcoming entrance hall, a modern kitchen with a range of fitted appliances and upgraded within the past 5 years, 19'11 lounge and a separate dining room with French doors leading onto the rear garden. Rising to the first floor are 3 double bedrooms, master bedroom benefitting from built-in wardrobes and bedroom 3 having dual aspect windows and a 3 piece family bathroom. Further benefits of the property includes gas fire central heating (boiler last serviced 2023) and uPVC double glazing throughout. The most impressive part of the home is the rear garden which is predominantly laid to lawn and comes with ample space for entertaining and relaxing with guests and enjoyment for the whole family. Swaby Close is situated to nearby retail shops, a regular bus service to and from Lincoln city centre and schooling at primary and secondary levels. To arrange a viewing contact Starkey&Brown. Council tax band: A. Freehold.



## Entrance Hall

Having uPVC double glazed window to side aspect, stairs rising to first floor, understairs storage cupboard, laminate wood effect flooring, radiator and access to kitchen and lounge.

## Lounge

19' 11" x 11' 0" max (6.07m x 3.35m)

Having uPVC double glazed window to front and rear aspects and 2 radiators.

## Kitchen

7' 5" x 12' 10" (2.26m x 3.91m)

Having a range of base and eye level units with counter worktops, integral appliances such as Hotpoint oven, 4 ring gas hob and extractor hood over, integrated washing machine and fridge freezer, one and a half sink and drainer unit, radiator, tiled floor and subway tiled surround to the worktops. Access into:

## Dining Room

12' 10" x 8' 0" (3.91m x 2.44m)

Having uPVC door to front aspect, radiator and French doors to rear aspect leading onto rear garden.

## First Floor Landing

Having radiator and loft access. Loft insulated no ladder and no boarding.

## Bedroom 1

8' 11" x 14' 3" (2.72m x 4.34m)

Having uPVC double glazed window to front aspect, radiator and over stairs built-in wardrobe.

## Bedroom 2

10' 8" x 11' 2" (3.25m x 3.40m)

Having uPVC double glazed window to rear aspect and radiator.

## Bedroom 3

8' 0" x 12' 10" (2.44m x 3.91m)

Having uPVC double glazed window to front and rear aspects and radiator.

## Bathroom

6' 4" x 5' 7" (1.93m x 1.70m)

Having 3 piece suite comprising panelled bath with mains shower head over, low level WC, pedestal hand wash basin unit, chrome heated hand tile rail, uPVC double glazed window to rear aspect, extractor unit and airing cupboard with gas combination boiler.

## Outside Rear

Having enclosed garden with fenced perimeters being mostly laid to lawn with patio seating area, external water source, external power source and 2 timber built garden sheds.

## Outside Front

Having pathway leading to front door, lawned garden with dwarfed walled perimeter.

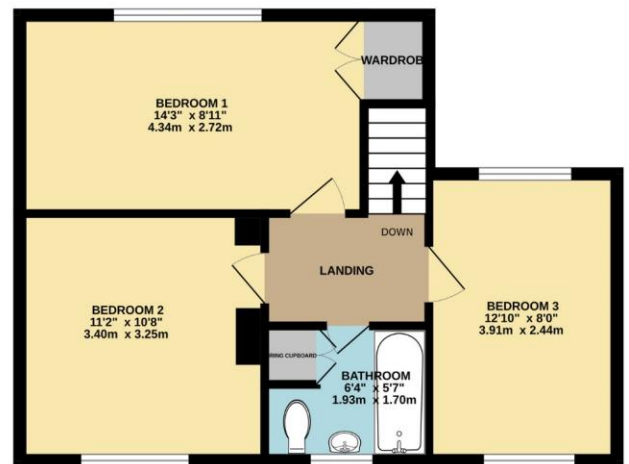






GROUND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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.

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



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